

2025年 5月 19日

此文件在 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

Appendix I of RNTPC
Paper No. A/YL-TYST/1314

This document is received on 2025-05-19
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

**APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP. 131)**

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

**Applicable to Proposal Only Involving Temporary Use/Development of Land
and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas,
or Renewal of Permission for such Temporary Use or Development***

**適用於祇涉及位於鄉郊地區或受規管地區土地上及/或建築物內進行
為期不超過三年的臨時用途/發展或該等臨時用途/發展的許可續期的建議***

**Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.*

**其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。*

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.tpb.gov.hk/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：
https://www.tpb.gov.hk/tc/plan_application/apply.html

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

2500993

8.5.2025

By Hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL TYST / 1314
	Date Received 收到日期	2025 -05- 19

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

(☒ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☐ Company 公司 / ☐ Organisation 機構)

Fong Chi Wing 方志榮

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

Ever United Planning and Development Limited 恒匯規劃發展有限公司

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 1018 S.B, 1156, 1157 S.A, 1157 S.B and 1158 S.A & B in D.D. 119, Kung Um Road, Yuen Long, N.T.
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 3,630 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Not exceeding <input checked="" type="checkbox"/> Gross floor area 總樓面面積 2,359 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	Nil sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14 唐人新村分區計劃大綱核准圖編號S/YL-TYST/14
(e) Land use zone(s) involved 涉及的土地用途地帶	'Undetermined' ("U") 未決定用途
(f) Current use(s) 現時用途	Temporary warehouse for storage of construction materials with ancillary workshop and site office 臨時貨倉存放建築材料連附屬工場及場地辦公室用途 (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 -

- ☐ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☒ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification 就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 -

- ☐ has obtained consent(s) of "current land owner(s)"[#].
已取得 名「現行土地擁有人」[#]的同意。

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)
	Not Applicable 不適用	

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified “current land owner(s)”#
已通知 名「現行土地擁有人」#。

Details of the “current land owner(s)”# notified 已獲通知「現行土地擁有人」#的詳細資料		
No. of “Current Land Owner(s)” 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)
	Not Applicable 不適用	

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☒ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the “current land owner(s)” on _____ (DD/MM/YYYY)#&
於 _____ (日/月/年)向每一名「現行土地擁有人」#郵遞要求同意書&

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☒ published notices in local newspapers on 6/5/2025 (DD/MM/YYYY)&
於 6/5/2025 (日/月/年)在指定報章就申請刊登一次通知&
- ☒ posted notice in a prominent position on or near application site/premises on
18/4/2025-2/5/2025 (DD/MM/YYYY)&
於 18/4/2025-2/5/2025 (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知&
- ☐ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)&
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會&

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input type="checkbox"/> year(s) 年 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	.....sq.m <input type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	.....sq.m <input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	.....
Proposed domestic floor area 擬議住用樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)	
.....	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	.....
Motorcycle Parking Spaces 電單車車位	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	.....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....
Others (Please Specify) 其他 (請列明)	.....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	.....
Medium Goods Vehicle Spaces 中型貨車車位	.....
Heavy Goods Vehicle Spaces 重型貨車車位	.....
Others (Please Specify) 其他 (請列明)	.....

Proposed operating hours 擬議營運時間			
.....			
.....			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Kwu Tung Road <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>	
	No 否		
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情	
	No 否	<input type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約	
	No 否	<input type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明)		Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/>

	Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)
.....	
.....	
.....	
.....	
.....	

(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ <u>YL-TYST</u> / <u>1167</u>
(b) Date of approval 獲批給許可的日期	<u>29/7/2022</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>29/7/2025</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	Temporary warehouse for storage of construction materials with ancillary workshop and site office
(e) Approval conditions 附帶條件	<div> <input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 </div> <div> <input checked="" type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 </div> <div> <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： </div> <div> <hr/> <hr/> <hr/> </div> <div> Reason(s) for non-compliance: 仍未履行的原因： </div> <div> <hr/> <hr/> <hr/> </div> <div> (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明) </div>
(f) Renewal period sought 要求的續期期間	<div> <input checked="" type="checkbox"/> year(s) 年 3 </div> <div> <input type="checkbox"/> month(s) 個月 </div>

8. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署




☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

CYRUS TANG

Manager

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

Ever United Planning and Development Limited 恒匯規劃發展有限公司



☒ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期

6/5/2025

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
- (b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lots 1018 S.B, 1156, 1157 S.A, 1157 S.B and 1158 S.A & B in D.D. 119, Kung Um Road, Yuen Long, N.T.
Site area 地盤面積	3,630 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14 唐人新村分區計劃大綱核准圖編號S/YL-TYST/14
Zoning 地帶	'Undetermined' ("U") 未決定用途
Type of Application 申請類別	<input type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ <input checked="" type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary warehouse for storage of construction materials with ancillary workshop and site office 臨時貨倉存放建築材料連附屬工場及場地辦公室用途

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	2,359 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.65 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	10	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	6.5 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		2 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	60.58 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		1
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		1
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		2
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		2 (Also for Heavy Goods Vehicle)

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(i) Site Plan, (ii) Extract from OZP No. S/YL-TYST/14 with indication of Vehicular Access, (iii) As-planted Landscape & Tree Preservation Plan, (iv) As-built Drainage Plan and (v) Fire Service Installations Plan		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> <hr/>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

S.16 Planning Application

The Renewal of Planning Approval for Temporary Warehouse
for Storage of Construction Materials with Ancillary Workshop
and Site Office for a Period of 3 Years at Lots 1018 S.B, 1156,
1157 S.A, 1157 S.B and 1158 S.A & B in D.D. 119,
Kung Um Road, Yuen Long, N.T.

Prepared by: Ever United Planning and Development Limited

April 2025

Executive Summary

The application site is situated at Lots 1018 S.B, 1156, 1157 S.A, 1157 S.B and 1158 S.A & B in D.D. 119, Kung Um Road, Yuen Long, N.T. The size of the application site is about 3,630m².

The application site is subject to the latest planning permission No. A/YL-TYST/1167 for temporary warehouse for storage of construction materials with ancillary workshop and site office for a period of 3 years. All planning approval conditions of the latest permission have been complied. In order to continue the use, this planning application under S. 16 of the Town Planning Ordinance intended to apply for the renewal of planning approval for the temporary warehouse for storage of construction materials with ancillary workshop and site office for a period of 3 years on the application site.

According to the Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14, the application site is currently zoned 'Undetermined' ("U"). The proposed use matches with the planning intention of the "U" zone which is to cater for the continuing demand for open storage, which cannot be accommodated in conventional godown premises. Besides, the application site is subject to six planning permissions for open storage use and temporary warehouse for storage use since 2007. It is not a new development on green site. The applicant will be due diligence in complying all approval conditions.

According to the *"Town Planning Board Guidelines for application of open storage and port back-up uses under Section 16 of Town Planning Ordinance (TPB PG-NO. 13G)"*, the application site is located on "Category 1 Areas" which are considered suitable for open storage and port back-up uses.

Having considered the environment of the area, the adjoining land lots are almost wholly occupied for open storage yards and temporary warehouses for storage purposes and most of these sites are granted with planning permissions by the Town Planning Board on temporary basis. Therefore, the proposed development is not incompatible with the surrounding environment.

The operation hour of the proposed development is 8:00 a.m. to 6:00 p.m. from Mondays to Saturdays. No operation on Sundays and public holidays is proposed. Furthermore, a number of mitigation measures including peripheral planting and drainage facilities have been provided at the application site. The proposed development would not generate significant impact to the surrounding environment.

The applicant hereby sincerely submits this planning application to sought the approval by the Town Planning Board for the renewal of planning approval for temporary warehouse for storage of construction materials with ancillary workshop and site office for a period of 3 years on the application site.

行政摘要

申請地點位於新界元朗唐人新村丈量約份第 119 約地段第 1018 號 B 分段，第 1156 號，第 1157 號 A 分段，第 1157 號 B 分段及第 1158 號 A 和 B 分段。申請地點的面積約為 3,630 平方米。

申請地點曾獲城市規劃委員會批出規劃許可，編號 A/YL-TYST/1167，作為期三年的臨時貨倉存放建築材料連附屬工場及場地辦公室用途。申請人已履行所有先前規劃許可的附帶條件。為延續該用途，申請人特此提交本規劃申請，為批給在申請地點作臨時貨倉存放建築材料連附屬工場及場地辦公室用途的規劃許可續期三年。

根據唐人新村分區計劃大綱核准圖編號 S/YL-TYST/14 中所示，申請地點現時被規劃作「未決定用途」。「未決定用途」地帶旨在應付不斷增加的露天貯物用地需求，貯存不能存於普通倉庫的貨物。因此，擬議用途符合「未決定用途」地帶的規劃意向。此外，申請地點自 2007 年起已六度獲得規劃許可作露天存放用途及臨時貨倉作儲存用途，擬議用途並不是在綠地上發展。申請人將盡職盡責地履行規劃許可之所有批准條件。

根據城市規劃委員會規劃指引編號 13G（擬作露天貯物及港口後勤用途而按照城市規劃條例第 16 條提出的規劃申請）中所述，申請地點位於「第一類地區」。該類用地泛指當局認為適合作露天貯物及港口後勤用途的地區。

考慮到地區環境，申請地點附近的地段現時大多用作露天存放及臨時貨倉作貯物用途。幾乎所有於申請地點附近的露天存放場地及港口後勤用途都已取得城市規劃委員會的臨時規劃許可。因此本申請用途與周遭環境並非不協調。

擬議用途的營業時間為星期一至星期六上午八時至下午六時，星期日及公眾假期全日休業。此外，多項緩解措施，包括於申請地點邊緣種植樹木及提供排水設施，已提供於申請地點內。申請用途不會為周圍的環境帶來重大的影響。

申請人特此誠意提交此規劃申請，以徵求城市規劃委員會批准為批給在申請地點作臨時貨倉存放建築材料連附屬工場及場地辦公室用途的規劃許可續期三年。

**Supplementary Planning Statement for the Renewal of Planning Approval for
Temporary Warehouse for Storage of Construction Materials with Ancillary
Workshop and Site Office for a Period of 3 Years at Lots 1018 S.B, 1156, 1157 S.A,
1157 S.B and 1158 S.A & B in D.D. 119, Kung Um Road, Yuen Long, N.T.**

Section 1 – Background of the Application Site

1.1 Introduction

- 1.1.1 This planning application is submitted by Ever United Planning and Development Limited (恒滙規劃發展有限公司) on behalf of Mr. FONG Chi Wing (方志榮), the occupier of Lots 1018 S.B, 1156, 1157 S.A, 1157 S.B and 1158 S.A & B in D.D. 119, Kung Um Road, Yuen Long, N.T. **(Figure 1)**. The applicant would like to solicit the Board's sympathetic consideration for approving the renewal of planning approval for temporary warehouse for storage of construction materials with ancillary workshop and site office for a period of 3 years.
- 1.1.2 The application site is subject to the latest planning permission No. A/YL-TYST/1167 for the same use. All planning approval conditions of the latest permission have been complied. The relevant approval letters are attached in **Annex I**. In order to continue the use, this planning application under S.16 of the Town Planning Ordinance intended to renew the latest planning approval for a period of 3 years.
- 1.1.3 The applicant intends to demonstrate that the renewal of planning approval would not generate undesirable impacts to the vicinity. Besides, the applicant has provided a number of mitigation measures as explained in the succeeding paragraphs to ensure no adverse nuisance would be generated. The applicant wishes that Town Planning Board could give favourable consideration to the application.

1.2 Site Particulars

- 1.2.1 The entire site boundary has been erected with site fencing. The surface of application site is hard paved and possess an area of about 3,630m².
- 1.2.2 The application site is accessible by a vehicular track leading from Kung Um Road **(Figure 2)**. The ingress/egress is situated at the eastern part of the application site. The application site was approved for open storage use in 2007 and it has been occupied for the proposed use (i.e. temporary warehouse for storage of construction materials with ancillary workshop and site office) with planning permissions since 2010.
- 1.2.3 The application site is generally surrounded by open storage and port back-up uses. A numerous of warehouses are found to all directions of the application site. It is noteworthy that these activities are either 'existing use' or temporarily permitted

land use which is conformed to the prevailing Town Planning Ordinance. Details are further discussed in Section 3.3 and 3.5 below.

1.3 Lease Conditions

- 1.3.1 The application site is located on Old Schedule agriculture lots held under Block Government Lease. The lease was issued in 1906 to be executed from 1898 with a term of 75 years which was renewable for another term of 24 years less three days. The first term of the lease expired in 1973 and was then statutorily renewed. With reference to the New Territories Lease (Extension) Ordinance 1988, the lease would be further renewed to 2047.
- 1.3.2 After the approval of previous planning permissions, the applicant approached to the Lands Department and applied for Short Term Waiver (“STW”) in order to comply with the land grant conditions. Short Term Waivers are granted to regularize the temporary structures at the application site. It shows that the applicant is sincere and due diligence in complying Government’s regulations.

1.4 Planning Context

- 1.4.1 The application site is zoned ‘Undetermined’ (“U”) according to the Approved Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/14 (**Figure 2**). Referring to the OZP, the “U” is intended to cater for the continuing demand for open storage, which cannot be accommodated in conventional godown premises. The proposed use matches with the planning intention of “U” zone.
- 1.4.2 According to the Notes of the aforesaid Outline Zoning Plan, temporary use not exceeding a period of 3 years may be regularized through the application of planning permission from the Town Planning Board.
- 1.4.3 *“Town Planning Board Guidelines for application of open storage and port back-up uses under Section 16 of Town Planning Ordinance (TPB PG-NO. 13G)”* is applicable when considering the current planning application. In accordance with the Guideline, the application site is located on “Category 1 Areas” which open storage and port back-up uses are permitted as of right under such zone.

1.5 Previous Planning Permissions

- 1.5.1 The application site is subject to six previous planning permissions for open storage use and temporary warehouse for storage use since 2007. On 22.6.2007, Town Planning Board approved the application site for temporary open storage of construction materials (including new cables) and new electric appliances for a period of 3 years with conditions (TPB Ref.: A/YL-TYST/357).
- 1.5.2 The second to sixth planning permissions were approved by Town Planning Board

for temporary warehouse for storage of construction materials with ancillary workshop and site office for a period of 3 years with conditions on (i) 11.6.2010 (TPB Ref.: A/YL-TYST/475), (ii) 6.9.2013 (TPB Ref.: A/YL-TYST/643), (iii) 26.8.2016 (TPB Ref.: A/YL-TYST/803), (iv) 6.9.2019 (TPB Ref.: A/YL-TYST/966) and (v) 29.7.2022 (TPB Ref.: A/YL-TYST/1167) respectively.

- 1.5.3 The above information shows that the application site has been occupied for open storage and port back-up uses for more than fifteen years. The proposed development is not a development on green site. Furthermore, the approved use of the second to sixth planning permissions are the same as the proposed use of current application. And the applicant has complied with all the conditions imposed to the latest planning permission No. A/YL-TYST/1167.

Section 2 – Development Proposal

2.1 Site Planning

- 2.1.1 The application site occupies an area of about 3,630m². The application site is hard paved for the proposed use.
- 2.1.2 The site ingress/egress is arranged at the eastern part of the site and abutting Kung Um Road.
- 2.1.3 Some temporary structures are proposed to serve the proposed use. The details of these structures are shown in **Figure 3**.
- 2.1.4 To serve the proposed development, 2 unloading/unloading bays of 11m x 3.5m for medium/heavy goods vehicle and 1 parking space of 5m x 2.5m for private car are proposed (**Figure 3**).
- 2.1.5 The opening time of the proposed development is 8:00 a.m. to 6:00 p.m. from Mondays to Saturdays. No operation on Sundays and public holidays is proposed.
- 2.1.6 Ancillary workshop activities include *dismantling, sorting, packaging and repairing of construction materials*. All ancillary workshop activities are carried out at the front part of Structure No. 1 and are under shelters and on concrete-paved area within structures at the application site.
- 2.1.7 It is confirmed that there will be no ancillary workshop activities involving used electrical/electronic appliances and parts. It is also confirmed that no storage/handling (including loading and unloading) of cathode-ray tubes and any other types of electronic waste within the application site.
- 2.1.8 Sufficient manoeuvring space will be provided within the site boundary to allow turning of vehicle within the application site.

2.1.9 2.5m high site hoarding has been erected along the site periphery to differentiate the site from adjacent land lots.

2.1.10 The proposed layout of the proposed development is illustrated in **Figure 3**.

2.2 Vehicular Access Arrangement

2.2.1 The proposed development is serviced by a vehicular track leading from Kung Um Road. Site ingress/egress is arranged at the eastern part of the application site.

2.2.2 As shown in the estimated traffic flow for the applied use at **Section 3.6**, it is remarkably that the proposed development would generate an insignificant increase in traffic flow. Therefore, the proposed development is deemed to have no significant impact on the traffic condition of the vicinity.

2.3 Environmental Commitments

2.3.1 Being aware of the Government's ambition to upgrade the environmental condition of the area, the applicant would like to propose the following additional ameliorative measures in accordance with the '*Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites*' (August 2005) to seek the Environmental Protection Department's consent:

Air

The surface of the application site and access road are hard paved to avoid any fugitive dust impact due to vehicle movements.

Storage materials at the application site are clean and tidy which will not generate dust to the environment.

Noise

The application site is surrounding by numerous open storage yards and temporary warehouses for storage purposes. No noise sensitive receivers are found in the vicinity.

No operation will be held in-situ during sensitive hours from 6:00 p.m. to 8:00 a.m. next morning. No operation will be held on Sunday and public holidays.

Sewage

No effluent and sewage will be generated because of the operation of the proposed development.

2.4 Visual Commitments

2.4.1 The application site is situated to the west of Kung Um Road. In brief, the

application site is surrounded by considerable amount of open storage yards and port back-up uses in all directions.

- 2.4.2 The existing 2.5m high periphery fencing has effectively screened the proposed development.
- 2.4.3 Dense peripheral planting is found along the site periphery for screening purpose. All the existing trees will be preserved.
- 2.4.4 The following measures will be carried out to maintain the existing trees within the site boundary in good condition:
 - (i) No works will be carried out within the 1m diameter of all the trees within the site boundary;
 - (ii) Remove climbers and weeds regularly;
 - (iii) Regular inspection of the trees for pest and disease with remedial actions as necessary;
 - (iv) Irrigate the trees at regular interval; &
 - (v) Replace dead tree, if any.
- 2.4.5 The as-planted landscape and tree preservation plan is illustrated in **Figure 4**.

2.5 Drainage Commitments

- 2.5.1 The drainage proposal and its implementation are accepted by the Planning Department in the previous planning applications on the subject site. In according to the accepted drainage proposal, adequate surface U-channel are found along the site periphery and within the subject site. The surface runoff will be intercepted by the drainage facilities connecting to the public drain.
- 2.5.2 The implemented drainage facilities would be maintained and cleaned regularly at the applicant's own expense to ensure no adverse drainage impacts to the surrounding areas. The applicant has submitted the condition record of the existing drainage facilities and regularly cleaned and duly maintained the existing drainage facilities in order to comply with approval conditions (c) and (d) imposed to the latest planning permission No. A/YL-TYST/1167.
- 2.5.3 The as-built drainage plan showing the existing drainage facilities is shown in **Figure 5**.

2.6 Fire Services Installations Commitments

- 2.6.1 The fire service installations proposal was accepted and duly implemented to the satisfaction of the relevant Department in order to comply with approval conditions (e) imposed to the latest planning permission No. A/YL-TYST/1167.

- 2.6.2 It is confirmed that there is no storage of combustibles within the application site. Besides, it is confirmed that there is no change in layout and use from the latest planning permission No. A/YL-TYST/1167.
- 2.6.3 The FSI proposal approved in the latest planning permission No. A/YL-TYST/1167 is shown in **Figure 6**.

Section 3 – Planning Justifications

3.1 Conformity to the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-NO. 13G)

- 3.1.1 With reference to the “*Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses*” (TPB PG-NO. 13G), the proposed development is conformed to the guidelines to a larger extent as follows:

- (i) The application site is situated within the “Category 1 Areas” in accordance with the plan (Plan 1) attached to the abovementioned guideline. It is stated that Category 1 areas are considered suitable for open storage and port back-up uses. Favourable consideration will normally be given to applications within these areas, subject to no major adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions (Section 2.1 of the Guideline). The application site subject to five previous planning permissions since 2007. The first planning permission was approved for open storage use while the second to sixth planning permissions were approved for exactly the same use as the proposed use of current application (i.e. temporary warehouse for storage of construction materials with ancillary workshop and site office).
- (ii) The applicant had provided landscape and tree preservation proposal, drainage proposal and fire service installations proposal at the application site in support of his application. The preliminary traffic generation and environmental mitigation measures are provided to demonstrate that the proposed development would not generate adverse impacts to the surrounding areas (Section 2.1 of Guideline).
- (iii) The proposed development would not generate queueing of traffic outside the ingress/egress and along the routing leading to the site (Section 2.4(d) of the Guideline).
- (iv) No excessive or on-going operative noise will be emitted from proposed development (Section 2.5(d) of the Guideline).

3.2 The Proposed Development Fulfills the Planning Intention of “U” Zone

- 3.2.1 The application site is zoned ‘Undetermined’ (“U”) according to the Approved Tong

Yan San Tsuen Outline Zoning Plan (OZP) No. S/ YL-TYST/14. The “U” zone is intended to cater for the continuing demand for open storage, which cannot be accommodated in conventional godown premises.

- 3.2.2 The proposed development matches with the planning intention of “U” zone. According to the Notes of the aforesaid OZP, temporary use not exceeding a period of 3 years may be regularized through the application of planning permission from the Town Planning Board.
- 3.2.3 Furthermore, the proposed development is temporary warehouse for storage purposes which the traffic generation is limited. And the application site has been operated for more than 15 years which demonstrated that the existing vehicular track leading to the proposed development is capable to serve the proposed purpose. Therefore, the proposed development is in line with the planning intention and the approval of this application would cater the strong demand of land for storage use.
- 3.2.4 In addition, there is a shortage of and for open storage use in Tong Yan San Tsuen sustained because the “Open Storage” zone in the latest Approved Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/ YL-TYST/14 is almost fully occupied. There is a strong demand for open storage and logistics facilities. In view of the planning intention of “U” zone of Tong Yan San Tsuen where the application site falls within is intended to cater for the continuing demand for open storage which cannot be accommodated in conventional godown premises, it is the applicant’s intention to solicit the Board to sympathetically approved this application on a temporary basis.

3.3 The Planning Circumstance Remains Unchanged since the Latest Planning Approval and Planning Applications in Close Proximity to the Application Site were Approved under the Same Planning Circumstance

- 3.3.1 According to the “*Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses*” (TPB PG-NO. 13G)”, the application site is regarded as “Category 1 Areas” in accordance with the plan (Plan 1) attached to the abovementioned guideline. As such, preferential treatment could be given to the current application.
- 3.3.2 The application site is subject to the latest planning permission for temporary warehouse for storage of construction materials with ancillary workshop and site office approved on 29.7.2022 (TPB Ref.: A/YL-TYST/1167). The applicant intends to continue the use and submitted the current application. The proposed use of current application is exactly the same as before.
- 3.3.3 Nevertheless, the current planning application is not the first of its kind. The vicinity of the application site is currently mainly filled with temporary warehouses for storage purposes. It is noteworthy that significant number of them were granted with

temporary planning approval by Town Planning Board such as TPB Ref.: A/YL-TYST/1169, A/YL-TYST/1171, A/YL-TYST/1187, A/YL-TYST/1182, A/YL-TYST/1220, A/YL-TYST/1185, A/YL-TYST/1252, A/YL-TYST/1255, A/YL-TYST/1260, A/YL-TYST/1261, A/YL-TYST/1241, A/YL-TYST/1275, A/YL-TYST/1303, A/YL-TYST/1282 and A/YL-TYST/1299.

3.3.4 On the grounds that no major residential development is found in the vicinity of the application site and the actual impacts of the proposed developments are limited, the proposed development would generate no significant impact to its surrounding.

3.3.5 The applicant would like to pinpoint that this proposed development is similar to those open storage yards and temporary warehouses previously approved by the Town Planning Board in the vicinity. Also, the environment surrounding the application site has no significant change.

3.4 All Approval Conditions of the Latest Planning Permissions were Complied

3.4.1 The application site is subject to the latest previous planning permission No. A/YL-TYST/1167. It should be emphasized that all approval conditions are fully complied with by the applicant. It shows that the applicant is a sincere and consciousness person in complying the regulations stipulated by the Town Planning Board. Therefore, the effort of the applicant should be positively awarded by the Board and the renewal of planning approval should be granted to the applicant accordingly.

3.5 The Proposed Development is Compatible with the Surrounding Environment

3.5.1 The 'Undetermined' ("U") zone where the application site falls within is currently mainly filled with a lot of temporary warehouses for storage purpose and significantly numbers of them are either 'existing use' or temporarily permitted uses which are conformed to the prevailing Town Planning Ordinance.

3.5.2 Town Planning Board approved temporary warehouse for storage of furniture for a period of 3 years (TPB Ref.: A/YL-TYST/1185) is found to the immediate west of the application site. It is also noted that there is a number of planning approvals for temporary warehouse for storage purposes located at the west and north west of the application site (TPB Ref.: A/YL-TYST/1261 and A/YL-TYST/1303).

3.5.3 To the north of the application site, a significant amount of planning permissions approved for temporary warehouse for storage purposes are found (TPB Ref.: A/YL-TYST/1171, A/YL-TYST/1220, A/YL-TYST/1252, A/YL-TYST/1255, A/YL-TYST/1260, A/YL-TYST/1241, A/YL-TYST/1282 and A/YL-TYST/1299).

3.5.4 It is also found that, to the south of the application site, (i) temporary warehouse for storage of construction materials and electronic goods (TPB Ref.: A/YL-TYST/1169), (ii) temporary warehouse for storage of vehicles and spare parts with

ancillary site office (TPB Ref.: A/YL-TYST/1182), (iii) temporary warehouse for storage of electronic goods with ancillary site office (TPB Ref.: A/YL-TYST/1187) and (iv) temporary warehouse for storage of event supplies and equipment with ancillary site office (TPB Ref.: A/YL-TYST/1275), are approved by the Board for a period of 3 years.

- 3.5.5 It shows that the vicinity of application site is fully occupied by a number of sites with almost the same use as the proposed development. As such, the current application is compatible with the surrounding environment.

3.6 Insignificant Traffic Impact

- 3.6.1 The application site is serving by a vehicular track leading from Kung Um Road. The site is occupied for open storage use and temporary warehouse for storage use since 2007.

- 3.6.2 The proposed development is intended for temporary warehouse for storage purposes so no significant traffic generation will be involved. The estimated average traffic generation rate at peak hours are as follow:

Type of Vehicle	<u>Average</u> Traffic Generation Rate (pcu/hr)	<u>Average</u> Traffic Attraction Rate (pcu/hr)
Private Car	0.2	0.2
Medium/Heavy Goods Vehicle	0.8	0.8
Total	1.0	1.0

Note 1: The opening hour of the proposed development is restricted to 8:00 a.m. to 6:00 p.m from Mondays to Saturdays. No operation will be held on Sundays and public holidays.

Note 2: The pcu of private car and medium/heavy goods vehicle are taken as 1 and 2 respectively.

Note 3: As the traffic generation and attraction of the application site is minimal, no distinction between peak hour and non-peak hours is identified.

- 3.6.3 As shown in above estimation, the average traffic generation and attraction rate are not significant. It would not affect the traffic condition of Kung Um Road.
- 3.6.4 In association with the intended purpose, adequate space for manoeuvring of vehicle would be provided within the application site. Adequate vehicle parking spaces are also provided within the application site as shown in **Figure 3** so that no queueing up of vehicle would be occurred outside the application site.

3.7 Insignificant Environmental Impact

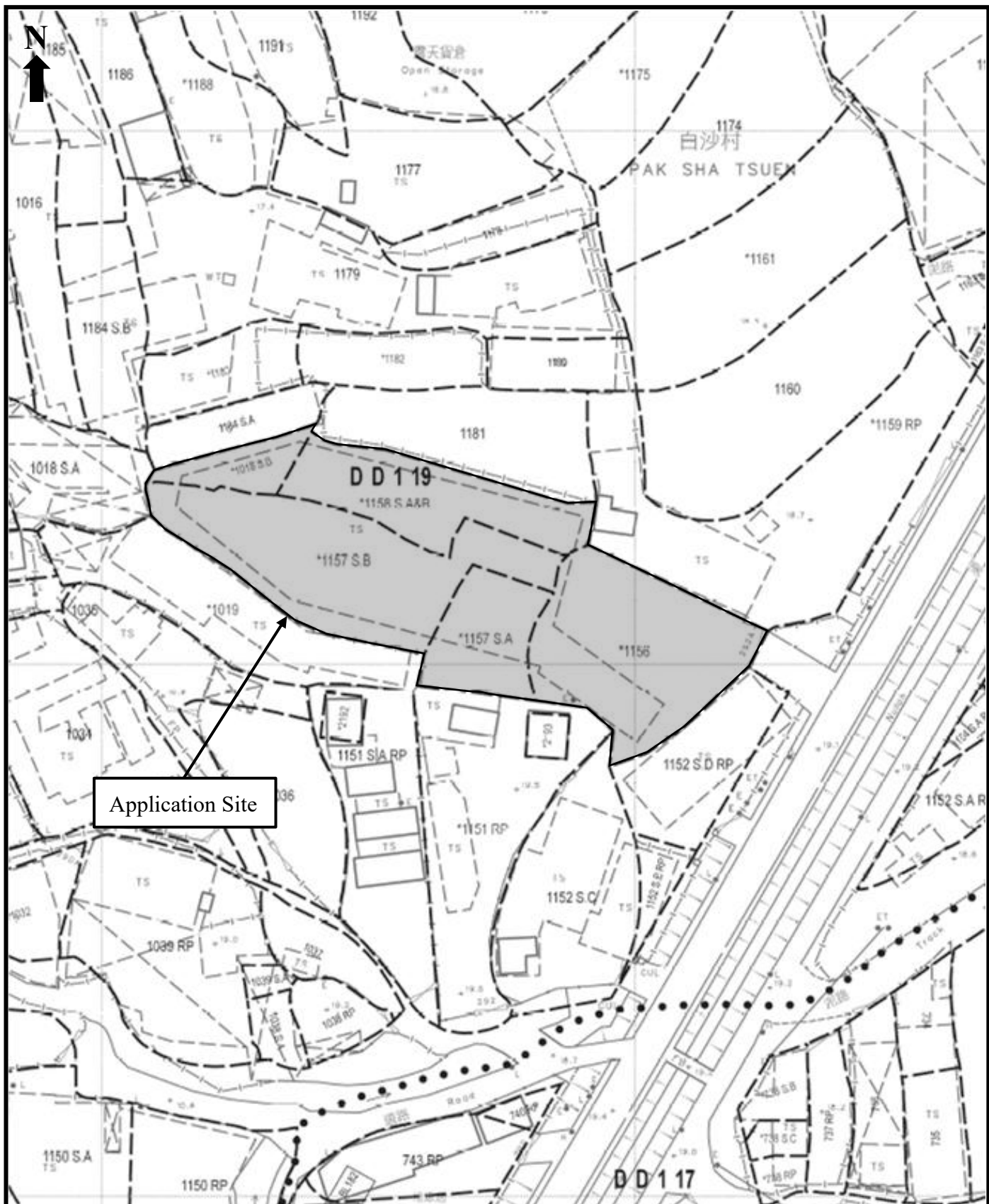
- 3.7.1 The application site was approved for open storage use in 2007 and it has been occupied for the proposed use (i.e. temporary warehouse for storage of construction materials with ancillary workshop and site office) with planning permissions since 2010. It would generate neither significant environment nor noise disturbance to both the environment and residents in the area.
- 3.7.2 The proposed use would not generate excessive noise because the proposed development is a static use. Related noise generation activities such as loading and unloading of construction materials and associated traffic are not frequent and they are short-lived. Further, the temporary warehouse would shield the noise generated at the application site to a large extent. Similar temporary warehouses for storage purposes were found in the vicinity. The proposed development is not incompatible with the surrounding environment.
- 3.7.3 Further, no operation is allowed from 6:00 p.m. to 8:00 a.m. next morning nor on Sundays and public holidays and this avoids causing any kind of influence to the surrounding area during sensitive hours.
- 3.7.4 According to Town Planning Board's planning permission record, the land in close proximity to the application site is almost all being occupied for open storage uses and temporary warehouse for storage purposes. In view of that the application site and the above-mentioned site is basically pertaining to the same environmental setting and they are similar in size, the current application should receive the same sympathetic consideration accordingly.
- 3.7.5 The application site is located on 'Category 1 Areas' according to TPB PG-NO. 13F. It is adjacent to a good number of open storage yards and temporary warehouses and almost all of them were approved by Town Planning Board on temporary basis. It is noteworthy that significant numbers of them were granted with temporary planning permission by Town Planning Board such as TPB Ref.: A/YL-TYST/1169, A/YL-TYST/1171, A/YL-TYST/1187, A/YL-TYST/1182, A/YL-TYST/1220, A/YL-TYST/1185, A/YL-TYST/1252, A/YL-TYST/1255, A/YL-TYST/1260, A/YL-TYST/1261, A/YL-TYST/1241, A/YL-TYST/1275, A/YL-TYST/1303, A/YL-TYST/1282 and A/YL-TYST/1299 which were abutting or in close proximity to the application site.
- 3.7.6 The applicant will comply with the measures laid down in the '*Code of Practice of Handling Environmental Aspects of Temporary Uses and Open Storage Sites*' (August 2005). As such, the applicant's sincerity and conscientious in maintaining the surrounding environmental condition should be appreciated and taken as a merit in assessing the application.

3.8 No Adverse Drainage Impact

- 3.8.1 Adequate drainage facilities have been provided within the application site and are accepted by the Planning Department in the previous planning applications. With the provision of drainage facilities, all the accrued runoff would be intercepted and transported to the public drain. As such, the proposed development has not generated adverse drainage impact to the surrounding areas.
- 3.8.2 The site boundary and area of the application site are exactly the same as the previous planning permissions. The applicant would submit the condition record of the existing drainage facilities on the site to the satisfaction of the Director of Drainage Services if this application is approved. All the drainage facilities are well maintained by the applicant at his own expense. Also, surface channels are cleaned at regular interval to ensure unhindered flow of surface runoff along the channel.

Section 4 – Conclusion

- 4.1 The application site is subject to six previous planning permissions since 2007. The application site was approved for open storage use in 2007 and it has been occupied for the proposed use (i.e. temporary warehouse for storage of construction materials with ancillary workshop and site office) with planning permissions since 2010. It is not a development on green site.
- 4.2 The application site is currently zoned ‘Undetermined’ (“U”) according to the Approved Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/ YL-TYST/14. The proposed development matches with the planning intention of “U” zone which is intended to cater for the continuing demand for open storage, which cannot be accommodated in conventional godown premises.
- 4.3 In accordance with the *“Town Planning Board Guidelines for application of open storage and port back-up uses under Section 16 of Town Planning Ordinance (TPB PG-NO, 13G)”*, the application site falls within “Category 1 Areas” which are considered suitable for open storage and port back-up uses.
- 4.4 The vicinity is almost wholly occupied for open storage yards and temporary warehouses for storage purposes which make the proposed development compatible with the surrounding landscape.
- 4.5 The applicant hereby sincerely submits this planning application to sought the approval by the Town Planning Board for the renewal of planning approval for temporary warehouse for storage of construction materials with ancillary workshop and site office for a period of 3 years at Lots 1018 S.B, 1156, 1157 S.A, 1157 S.B and 1158 S.A & B in D.D. 119, Kung Um Road, Yuen Long, N.T.



Proposed Development:

Proposed Temporary Warehouse for Storage of Construction Materials with Ancillary Workshop and Site Office for a Period of 3 Years at Lots 1018 S.B, 1156, 1157 S.A, 1157 S.B and 1158 S.A & B in D.D. 119, Kung Um Road, Yuen Long, N.T.

Figure 1:
Site Plan

Scale:
1:1000

Remarks:

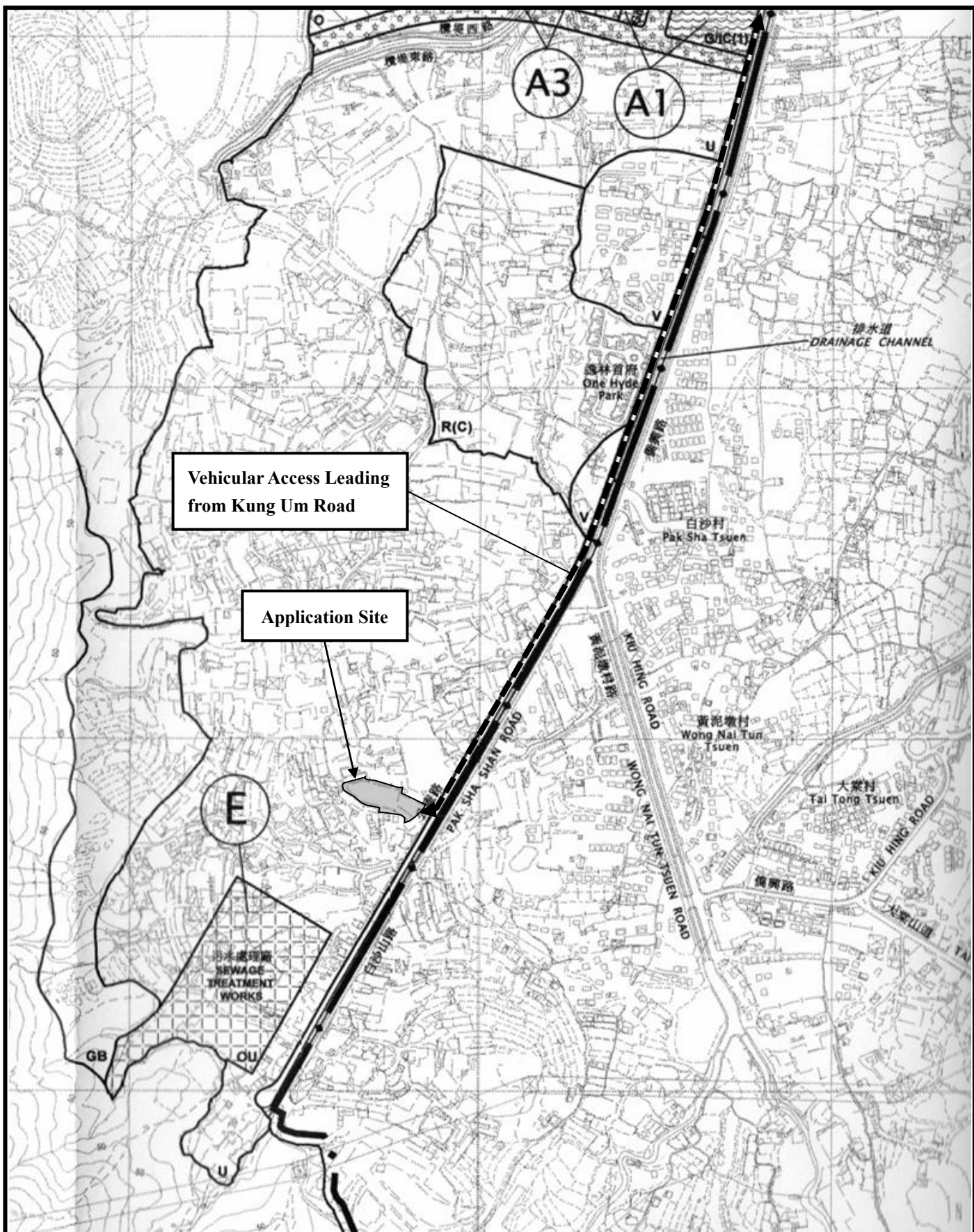


Figure 2:

Extract from OZP No. S/YL-TYST/14

Scale:

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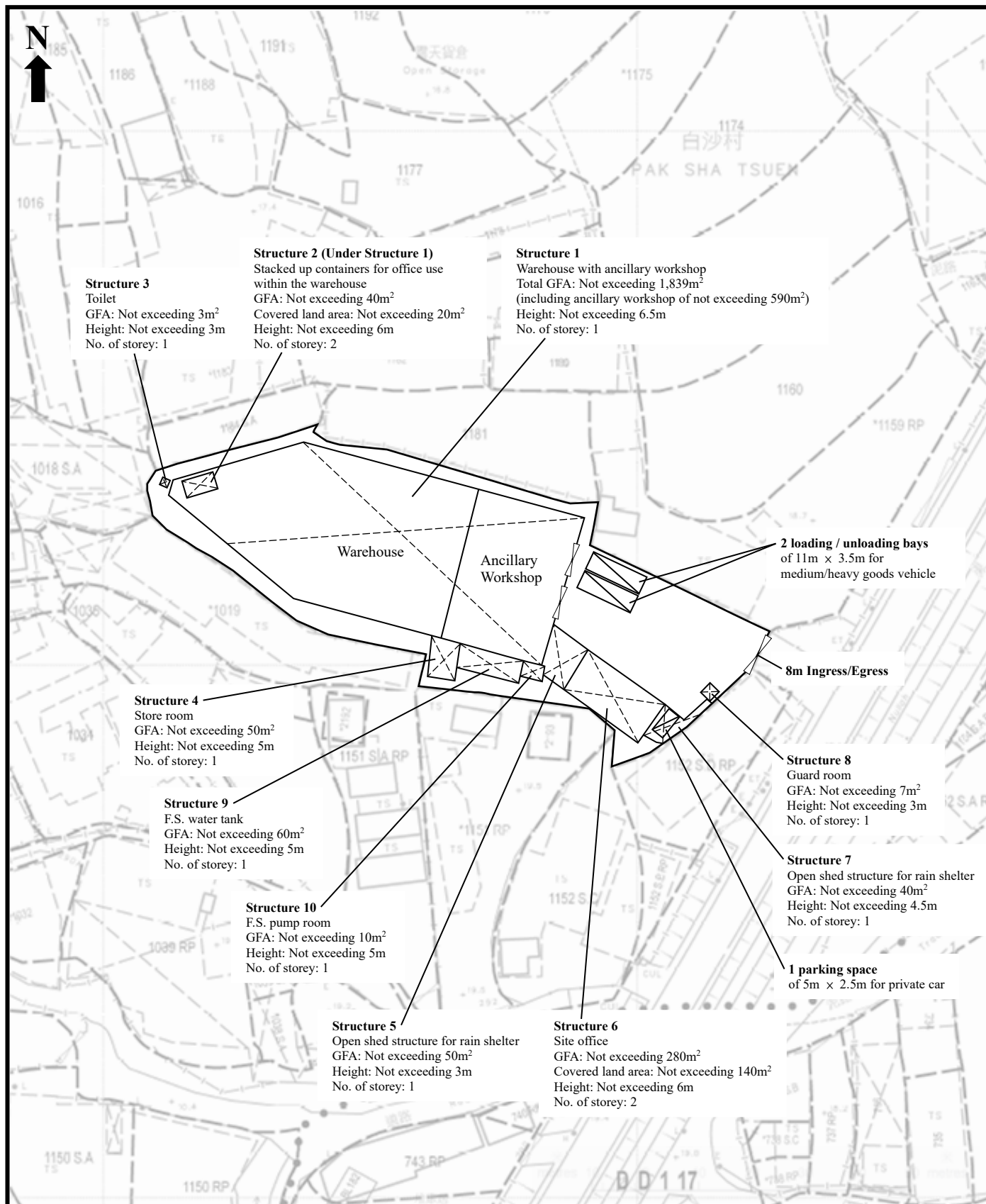
Proposed Development:

Proposed Temporary Warehouse for Storage of Construction Materials with Ancillary Workshop and Site Office for a Period of 3 Years at Lots 1018 S.B, 1156, 1157 S.A, 1157 S.B and 1158 S.A & B in D.D. 119, Kung Um Road, Yuen Long, N.T.

Remarks:



Vehicular Access Leading from Kung Um Road



Proposed Development:

Proposed Temporary Warehouse for Storage of Construction Materials with Ancillary Workshop and Site Office for a Period of 3 Years at Lots 1018 S.B, 1156, 1157 S.A, 1157 S.B and 1158 S.A & B in D.D. 119, Kung Um Road, Yuen Long, N.T.

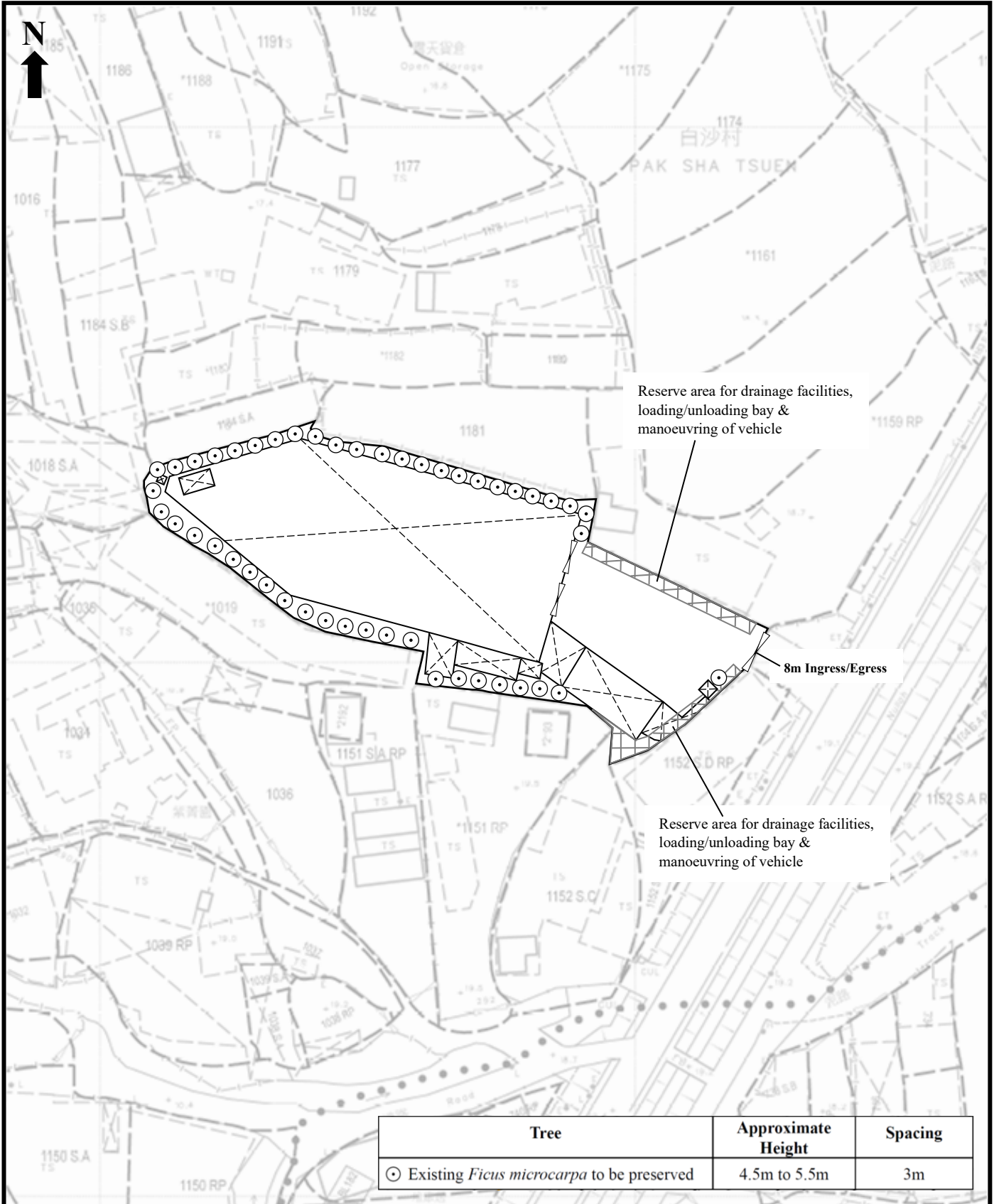
Figure 3:

Proposed Layout Plan

Scale:

1:1000

Remarks:



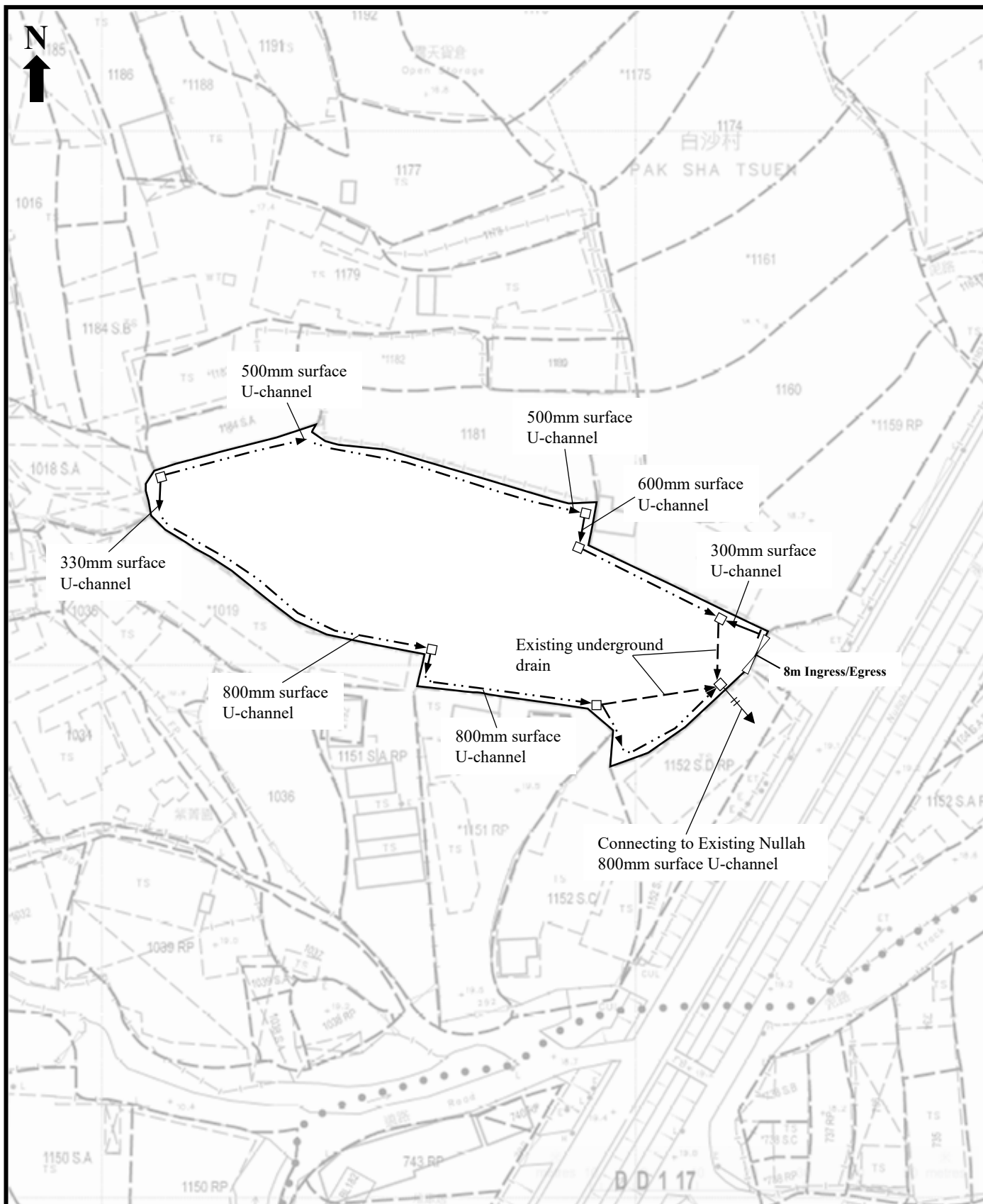
Proposed Development:

Proposed Temporary Warehouse for Storage of Construction Materials with Ancillary Workshop and Site Office for a Period of 3 Years at Lots 1018 S.B, 1156, 1157 S.A, 1157 S.B and 1158 S.A & B in D.D. 119, Kung Um Road, Yuen Long, N.T.

Figure 4:
As-planted Landscape & Tree Preservation Plan

Scale:
1:1000

Remarks:



Proposed Development:

Proposed Temporary Warehouse for Storage of Construction Materials with Ancillary Workshop and Site Office for a Period of 3 Years at Lots 1018 S.B, 1156, 1157 S.A, 1157 S.B and 1158 S.A & B in D.D. 119, Kung Um Road, Yuen Long, N.T.

























Remarks:

As-built drainage facilities was approved for the compliance with drainage conditions imposed to previous planning permission No. A/YL-TYST/357

FIRE SERVICES NOTES:

1. HOSE REEL SYSTEM
- 1.1 HOSE REEL SHALL BE PROVIDED AT POSITIONS AS INDICATED ON PLANS.
- 1.2 THERE SHALL BE SUFFICIENT HOSE REELS TO ENSURE THAT EVERY PART OF THE BUILDING CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30M OF HOSE REEL TUBING. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE TO BE LOCATED AT EACH HR POINT. THE ACTUATING POINT SHOULD INCLUDE FACILITIES FOR THE FIRE PUMP START DEVICE INITIATION.
- 1.3 A MODIFIED HOSE REEL SYSTEM OF 2000 LITRES WATER TANK TO BE PROVIDED FOR THE ENTIRE BUILDING AS INDICATED ON PLAN.
- 1.4 NO FIRE SERVICES INLET TO BE PROVIDED FOR THE MODIFIED HOSE REEL SYSTEM.
- 1.5 WATER SUPPLY FOR THE MODIFIED HOSE REEL SYSTEM TO BE SINGLE END FEED FROM THE GOVERNMENT TOWN MAIN.
- 1.6 TWO FIXED FIRE PUMPS (DUTY/STANDBY) TO BE PROVIDED AT SPR. & FS. PUMP ROOM.
- 1.7 THE HR SYSTEM INSTALLED SHOULD BE IN ACCORDANCE WITH PARA. 5.14 OF THE CODE OF PRACTICE FOR MINIMUM FIRE SERVICE INSTALLATION AND EQUIPMENT 2012.
- 1.8 AN INSTRUCTION PLATE SHALL BE PROVIDED NEXT TO THE BREAK GLASS UNIT FOR OPERATION OF HOSE REEL.
2. AUTOMATIC SPRINKLER SYSTEM
- 2.1 AUTOMATIC SPRINKLER SYSTEM SUPPLIED BY A 135,000L SPRINKLER WATER TANK AND HAZARD CLASS OH3 SHALL BE PROVIDED TO THE STRUCTURE 1, 2, 3 & 7 IN ACCORDANCE WITH LPC RULES INCORPORATING BS EN12845 : 2003 AND FSD CIRCULAR LETTER 3/2006 & 3/2012. THE SPRINKLER TANK, SPRINKLER PUMP ROOM, SPRINKLER INLET AND SPRINKLER CONTROL VALVE GROUP SHALL BE CLEARLY MARKED ON PLANS.
- 2.2 THE CLASSIFICATION OF THE AUTOMATIC SPRINKLER INSTALLATION TO BE ORDINARY HAZARD GROUP 3.
- 2.3 ONE NUMBER 135,000 LITRES SPRINKLER WATER TANK TO BE PROVIDED AS INDICATED ON PLANS.
- 2.4 ALL INSTALLED SPRINKLER SHOULD BE PENDENT TYPE AND THE TEMPERATURE RATING OF SPRINKLER HEAD SHALL BE 68°C UNLESS OTHERWISE SPECIFIED.
- 2.5 SPRINKLER CONTROL VALVE SET AND SPRINKLER INLET TO BE PROVIDED AS INDICATED ON PLANS.
- 2.6 ALL SPRINKLER PIPE SIZE SHOULD BE Ø32mm UNLESS SPECIFY.
- 2.7 STORAGE BLOCKS SHOULD BE SEPARATED BY AISLES NO LESS THAN 2.4m WIDE.
- 2.8 STORAGE SHOULD BE CONFINED TO ANY BLOCKS NOT EXCEEDING 50m2 IN PLAN AREA FOR CATEGORY I.
- 2.9 TYPE OF STORAGE METHOD FOR THE BUILDING IS AS FOLLOWS:
(A) STORAGE CATEGORY : CATEGORY (I)
(B) STORAGE HEIGHT : NOT EXCEEDING 4M
(C) STORAGE : ST1
3. FIRE ALARM SYSTEM
- 3.1 FIRE ALARM SYSTEM SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS 5839-1 : 2002 + A2 : 2008 AND FSD CIRCULAR LETTER NO.1/2009 & 3/2010 & 2/2012. ONE ACTUATING POINT AND ONE AUDIO WARNING DEVICE SHOULD BE LOCATED AT EACH HOSE REEL POINT. THE ACTUATION POINT SHOULD INCLUDE FACILITIES FOR FIRE PUMP START AND AUDIO / VISUAL WARNING DEVICE INITIATION.
- 3.2 AN ADDRESSABLE TYPE FIRE ALARM PANEL TO BE PROVIDED AND LOCATED INSIDE G/F SPR. & F.S. PUMP ROOM.
4. MISCELLANEOUS F.S. INSTALLATION
- 4.1 PORTABLE FIRE EXTINGUISHER WITH SPECIFIED TYPE AND CAPACITY TO BE PROVIDED AT LOCATIONS AS INDICATED ON PLANS.
- 4.2 SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDINGS/STRUCTURES IN ACCORDANCE WITH BS 5266: PART 1 AND BS EN 1838.
- 4.3 SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS 5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.
- 4.4 NO EMERGENCY GENERATOR TO BE PROVIDED FOR SERVING THE EMERGENCY POWER. DUPLICATED POWER SUPPLIES FOR ALL FIRE SERVICES INSTALLATIONS COMPRISING A CABLE CONNECTED FROM ELECTRICITY MAINS DIRECTLY BEFORE THE MAIN SWITCH.
- 4.5 WHEN A VENTILATION/AIR CONDITIONING CONTROL IS PROVIDED, IT SHALL STOP MECHANICALLY INDUCED AIR MOVEMENT WITHIN A DESIGNATED FIR COMPARTMENT.
- 4.6 NO DYNAMIC SMOKE EXTRACTION SYSTEM SHALL BE PROVIDED SINCE THE FIRE COMPARTMENT EXCEEDING 7000 CUBIC METRES HAS PROVIDED OVER 6.25% OPENABLE WINDOWS OF THE FLOOR AREA OF THAT COMPARTMENT.

LEGEND (FOR SCHEMATIC DIAGRAM)

	HOSE REEL W/ LOCKABLE GLASS FRONTED NOZZLE BOX, STRIKER, C/W FIRE ALARM BELL & BREAK GLASS UNIT
	150mm FIRE ALARM BELL
	BREAK GLASS UNIT
	FAST RESPONSE TYPE SPRINKLER HEAD
	FLOW SWITCH
	MONITORED GATE VALVE
	SPRINKLER ZONE SUBSIDIARY CONTROL VALVE ASSEMBLY INCLUDES ZONE SUBSIDIARY CONTROL VALVE, FLOW SWITCH, TEST GATE VALVE AND DRAIN VALVE
	GATE VALVE
	NON RETURN VALVE
	VORTEX INHIBITOR
	BALL FLOAT VALVE
	PRESSURE SWITCH
	PRESSURE GAUGE WITH COCK
	AUTOMATIC AIR VENT WITH COCK
	SPRINKLER / HOSE REEL PIPE
	SPRINKLER CONTROL VALVE SET
	LEVEL SWITCH (HIGH LEVEL SIGNAL & LOW LEVEL SIGNAL)
	FLEXIBLE CONNECTOR
	CHECK METER POSITION
	PLUG
	Y-STRAINER
	SPRINKLER / F.S. INLET
	SPRINKLER PROVING PIPE
	EXISTING F. S. INSTALLTION


























ABBREVIATION

SPR.	SPRINKLER
F.H.	FIRE HYDRANT
H.R.	HOSE REEL
F.E.	FIRE EXTINGUISHER
CO ₂	CARBON DIOXIDE
F.S.I.	FIRE SERVICES INSTALLATION
F.S.	FIRE SERVICES

COLOUR CODE

PIPE SIZES	COLOUR
Ø25mm	LIGHT GREEN
Ø32mm	RED
Ø40mm	PURPLE
Ø50mm	YELLOW
Ø65mm	BLUE
Ø80mm	GREEN
Ø100mm	LIGHT BROWN
Ø150mm	DEEP BROWN

LEGEND (FOR LAYOUT PLAN)

	HOSE REEL W/ LOCKABLE GLASS FRONTED NOZZLE BOX, STRIKER, C/W FIRE ALARM BELL & BREAK GLASS UNIT
	150mm FIRE ALARM BELL
	BREAK GLASS UNIT
	SPRINKLER HEAD
	FLOW SWITCH
	MONITORED GATE VALVE
	SPRINKLER ZONE SUBSIDIARY CONTROL VALVE ASSEMBLY INCLUDES ZONE SUBSIDIARY CONTROL VALVE, FLOW SWITCH, TEST GATE VALVE AND DRAIN VALVE
	GATE VALVE
	NON RETURN VALVE
	VORTEX INHIBITOR
	BALL FLOAT VALVE
	PRESSURE SWITCH
	SPRINKLER / HOSE REEL PIPE
	SPRINKLER CONTROL VALVE SET
	CHECK METER POSITION
	SPRINKLER / F.S. INLET
	5Kg CO2 TYPE FIRE EXTINGUISHER
	4Kg DRY POWDER TYPE FIRE EXTINGUISHER
	PUMP
	150mm WATER ALARM GONG
	EMERGENCY LIGHTING
	EXIT SIGN
	DIRECTIONAL SIGN
	ADDRESSABLE TYPE FIRE ALARM PANEL
	PUMP CONTROL PANEL

DRAWING LIST

DRAWING NO	DESCRIPTION
EP-10345-FS01	FS NOTES, LEGEND, ABBREVIATIONS AND DRAWING LIST AND BLOCK PLAN
EP-10345-FS02	FIRE SERVICES INSTALLATION LAYOUT PLAN
EP-10345-GBP-01	GROUND FLOOR PLAN & CALCULATION

Figure 6 (P.1/5):
Fire Service Installations Plan
(Approved under previous
planning permission
No. A/YL-TYST/1167)

G	PLAND SUBMISSION	07-07-2022	JN
F	PLAND SUBMISSION	19-05-2022	JN
E	PLAND SUBMISSION	08-05-2021	JN
D	PLAND SUBMISSION	17-04-2021	JN
C	PLAND SUBMISSION	23-11-2020	JN
B	PLAND SUBMISSION	15-06-2019	JN
A	FSD SUBMISSION	26-05-2017	BY
REV	DESCRIPTION	DATE	BY

FSI CONTRACTOR

East Power Engineering Limited



Flat A, 7/F., Hop Shing Commercial Building
41 Chi Kiang Street, Tokwawan, Kowloon
Fax. : 2394-3772 Tel. : 2397-3238

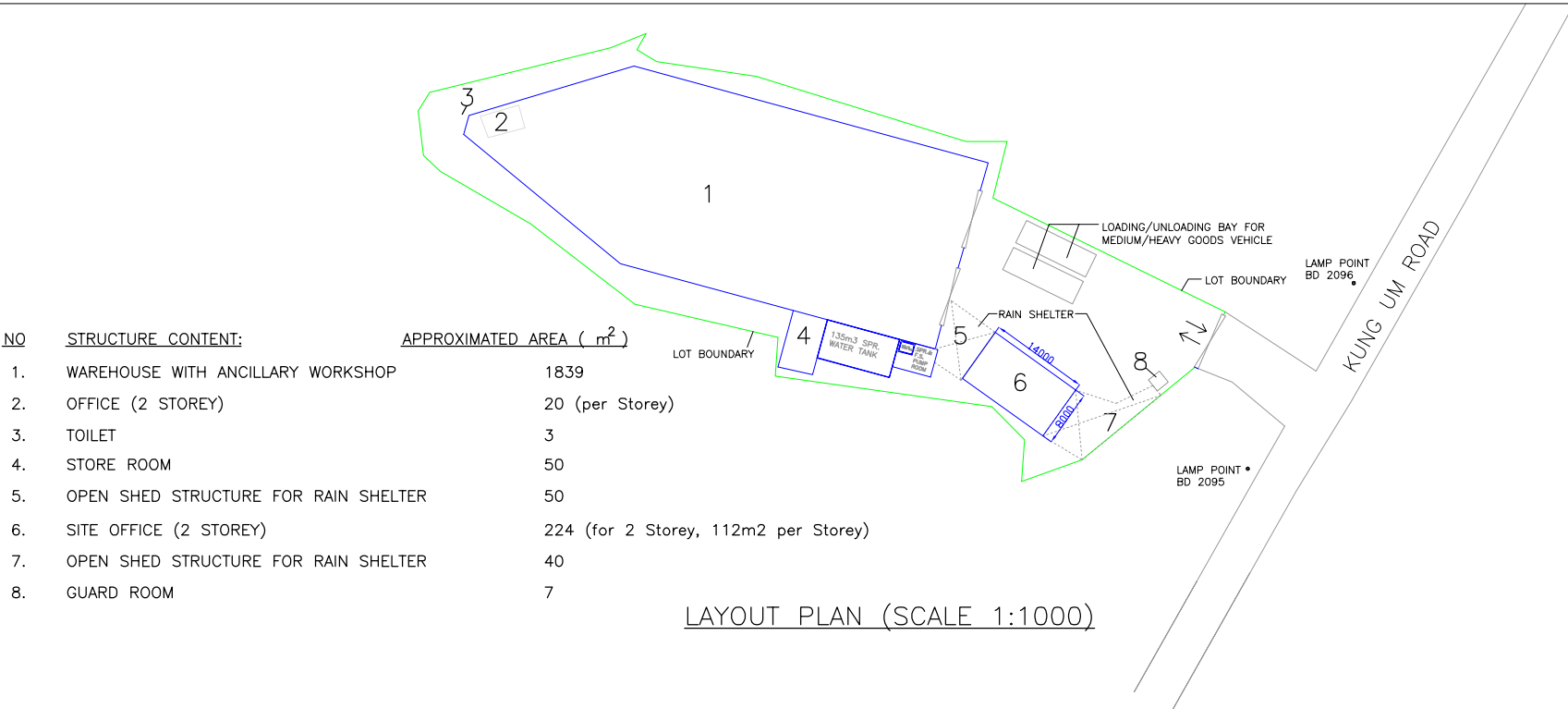
PROJECT

PROPOSED TEMPORARY WAREHOUSE FOR STORAGE OF CONSTRUCTION MATERIALS WITH ANCILLARY WORKSHOP AND SITE OFFICE FOR A PERIOD OF 3 YEARS AT LOTS 1018 S.B, 1156, 1157 S.A, 1157 S.B, 1158 S.A & B IN D.D. 119, KUNG UM ROAD, YUEN LONG

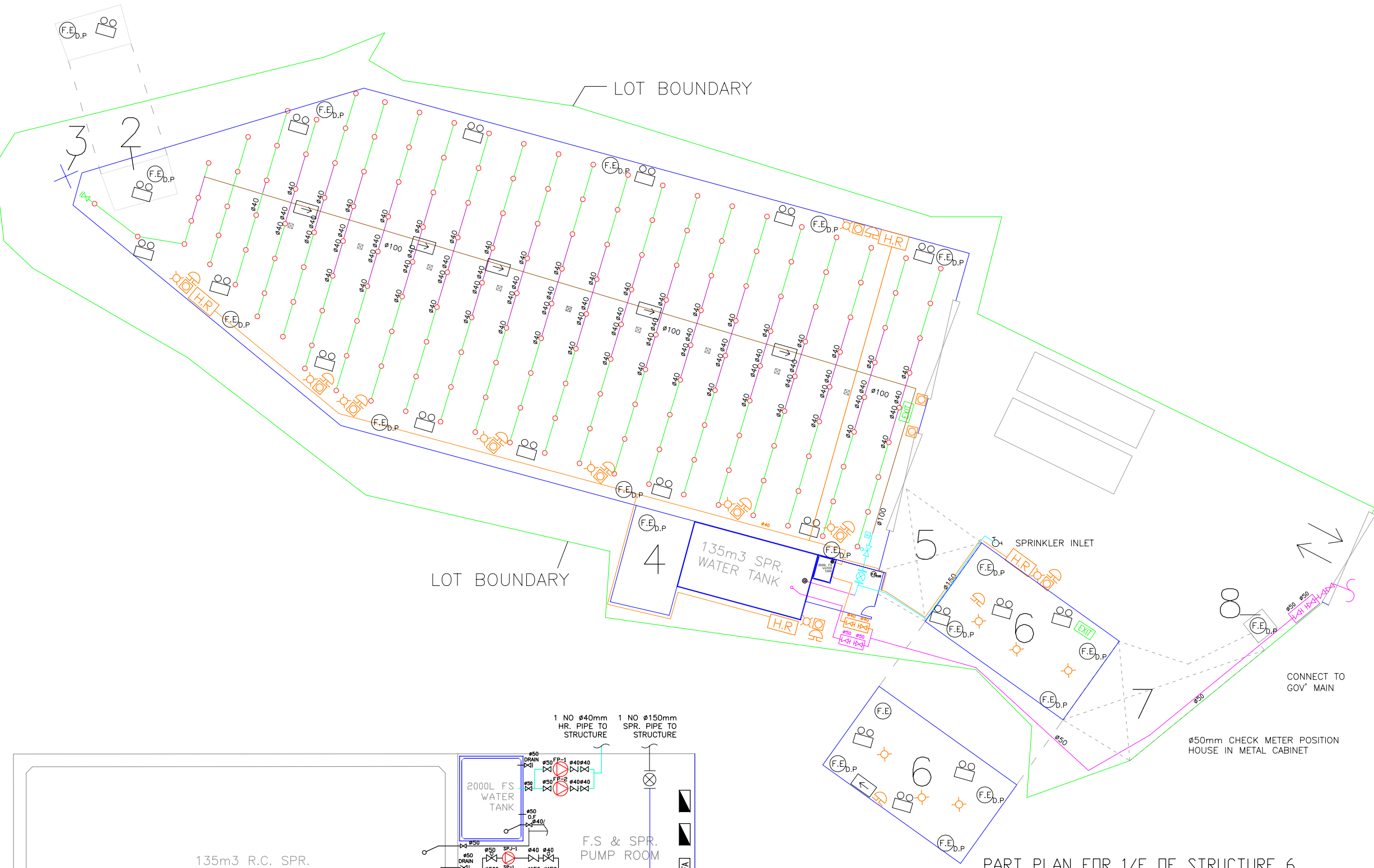
DRAWING TITLE

FS NOTES, LEGEND, ABBREVIATIONS, DRAWING LIST AND LAYOUT PLAN

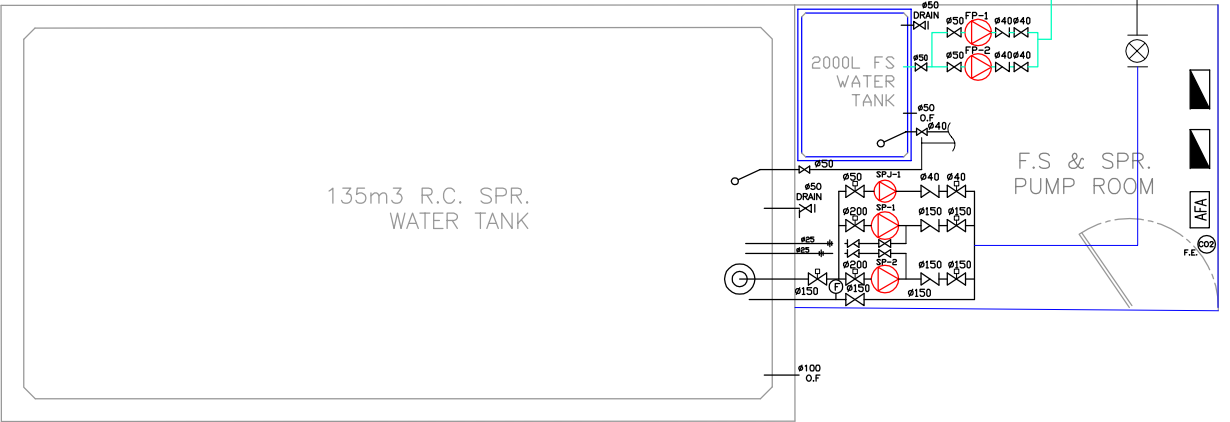
	INITIAL	DESIGNATION	DATE
DRAWN BY	JN	SEng	15-06-2019
DESIGNED BY	JN	SEng	15-06-2019
CHECKED BY	CM	PM	15-06-2019
APPROVED BY	-	-	-
PROJECT NO.	10345		
PAPER SIZE	A3	PLOT SCALE	1 : 1
DRAWING NO. EP-10345-FS01			
SCALE	N.T.S	REVISION	G



PART PLAN FOR 1/F OF STRUCTURE 2



PART PLAN FOR 1/F OF STRUCTURE 6



DETAILS OF PUMP ROOM AND WATER TANK
(SCALE 1:100)

Figure 6 (P.2/5):
Fire Service Installations Plan
(Approved under previous
planning permission
No. A/YL-TYST/1167)

G	PLAND SUBMISSION	07-07-2022	JN
F	PLAND SUBMISSION	19-05-2022	JN
E	PLAND SUBMISSION	08-05-2021	JN
D	PLAND SUBMISSION	17-04-2021	JN
C	PLAND SUBMISSION	23-11-2020	JN
B	PLAND SUBMISSION	15-06-2019	JN
A	FSD SUBMISSION	26-05-2017	BY
REV	DESCRIPTION	DATE	BY

FSI CONTRACTOR

East Power Engineering Limited

Flat A, 7/F., Hop Shing Commercial Building,
41 Chi Kiang Street, Tokwawan, Kowloon
Fax : 2394-3772 Tel. : 2397-3238

PROJECT

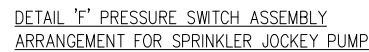
PROPOSED TEMPORARY WAREHOUSE FOR STORAGE
OF CONSTRUCTION MATERIALS WITH ANCILLARY
WORKSHOP
AND SITE OFFICE FOR A PERIOD OF 3 YEARS AT
LOTS 1018 S.B, 1156, 1157 S.A, 1157 S.B,
1158 S.A & B IN D.D. 119, KUNG UM ROAD,
YUEN LONG

DRAWING TITLE

FSi LAYOUT PLAN

	INITIAL	DESIGNATION	DATE
DRAWN BY	JN	SEng	15-06-2019
DESIGNED BY	JN	SEng	15-06-2019
CHECKED BY	CM	PM	15-06-2019
APPROVED BY	-	-	-
PROJECT NO.	10345		
PAPER SIZE	A3	PLOT SCALE	1 : 1
DRAWING NO.	EP-10345-FS02		
SCALE	1 : 350	REVISION	G

DESCRIPTION	PRESSURE (BAR)	FLOW (L/MIN.)	PUMP SPEED (RPM)	PUMP RATING (KW)	POWER SUPPLY (volts/phases/Hz)
SPRINKLER JOCKEY PUMP (SJP-1)	5	60	2900 MAXIMUM	2.2 KW	380/3/50
TWO SPRINKLER PUMPS (SP-1 AS DUTY & SP-2 AS STAND-BY PUMP)	1.4 / 2.9 / 3.2	2250 / 1350 / 1100	2900 MAXIMUM	18.5 KW	380/3/50



RUN OF DISTRIBUTION PIPE FROM CONTROL VALVE TO DESIGN POINT	PIPE SIZE (mm)	PIPE LENGTH (m)	FITTINGS	NOS.	EQU. LENGTH OF FITTINGS	TOTAL EQUIV. LENGTH OF FITTINGS	TOTAL EQUIV PIPE LENGTH
PIPE TO DESIGN POINT D	150	40.2	TEE	0			68.2
			GATE VALVE	2	1.1	2.2	
			90° ELBOW	6	4.3	25.8	
PIPE TO DESIGN POINT D	100	54.8	TEE	0			54.8
			GATE VALVE	0			
			90° ELBOW	0			

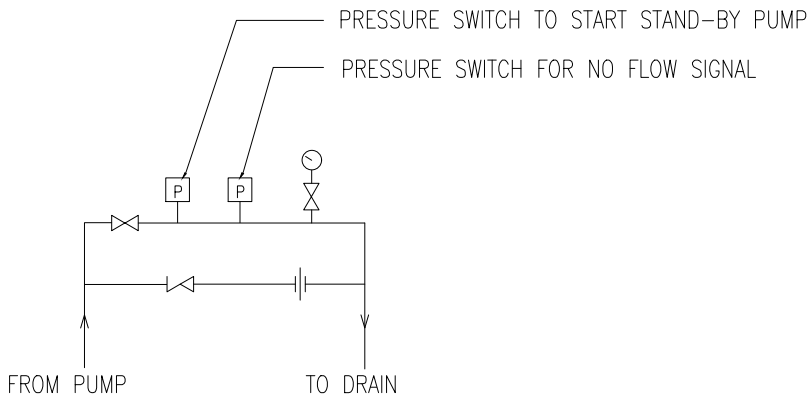
$$P_2 = 0.304 \text{ BAR}$$


E	PLAND SUBMISSION	08-05-2021	JN
D	PLAND SUBMISSION	17-04-2021	JN
C	PLAND SUBMISSION	23-11-2020	JN
B	PLAND SUBMISSION	15-06-2019	JN
A	FSD SUBMISSION	26-05-2017	BY
REV	DESCRIPTION	DATE	BY

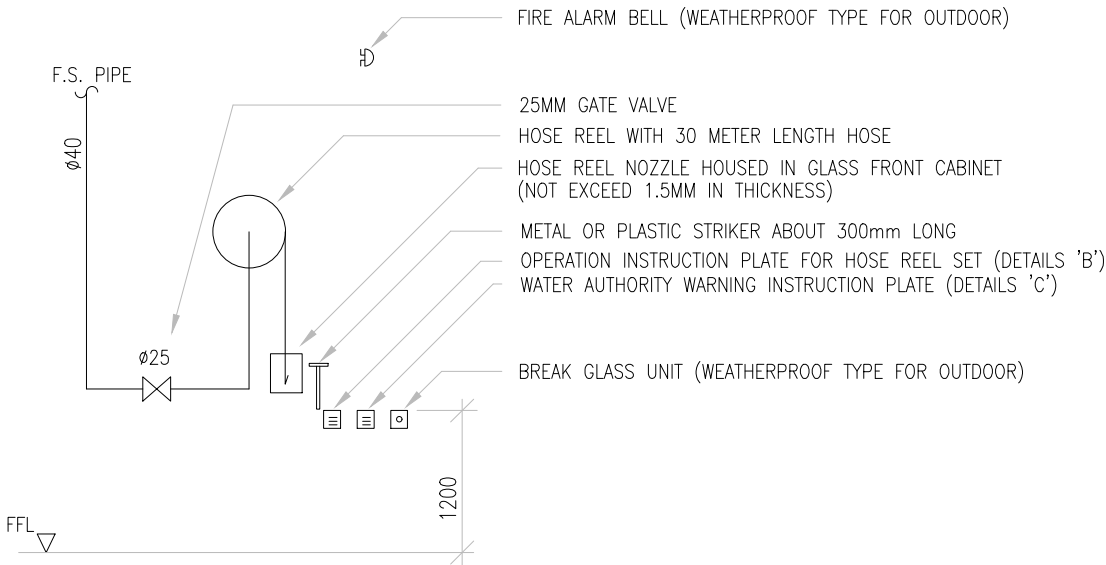
SCALE	N. T. S.	REVISION	E
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PUMP SCHEDULE

DESCRIPTION	PRESSURE (BAR)	FLOW (L/MIN.)	PUMP SPEED (RPM)	PUMP RATING (KW)	POWER SUPPLY (volts/phases/Hz)
TWO FIRE SERVICES PUMPS (FP-1 AS DUTY & FP-2 AS STANDBY PUMP)	5	60	2900 MAXIMUM	2.2KW	380/3/50



DETAIL ARRANGEMENT FOR 'P3'



TYPICAL ARRANGEMENT OF HOSE REEL

Figure 6 (P.4/5):
Fire Service Installations Plan
(Approved under previous
planning permission
No. A/YL-TYST/1167)

E	PLAND SUBMISSION	08-05-2021	JN
D	PLAND SUBMISSION	17-04-2021	JN
C	PLAND SUBMISSION	23-11-2020	JN
B	PLAND SUBMISSION	15-06-2019	JN
A	FSD SUBMISSION	26-05-2017	BY
REV	DESCRIPTION	DATE	BY

FSI CONTRACTOR

East Power Engineering Limited

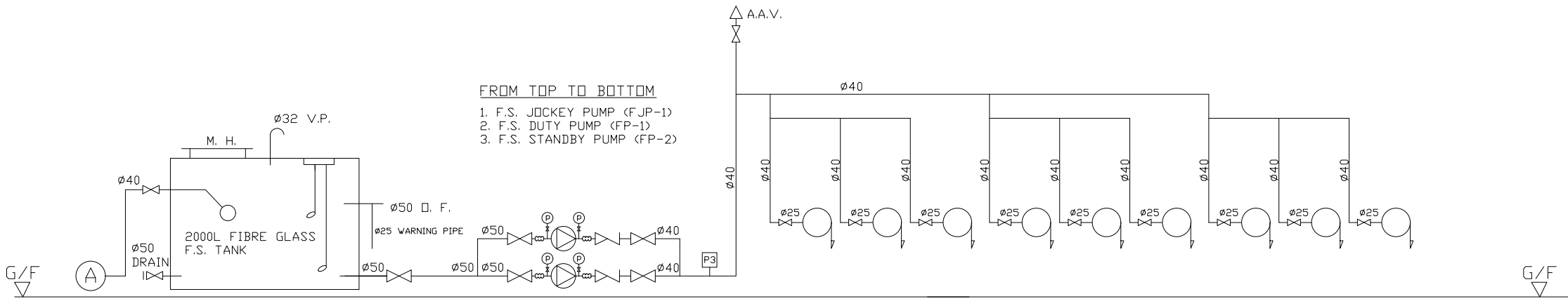


Flat A, 7/F., Hop Shing Commercial Building
41 Chi Kiang Street, Tokwawan, Kowloon
Fax. : 2394-3772 Tel. : 2397-3238

PROJECT
PROPOSED TEMPORARY WAREHOUSE FOR STORAGE
OF CONSTRUCTION MATERIALS WITH ANCILLARY
WORKSHOP
AND SITE OFFICE FOR A PERIOD OF 3 YEARS AT
LOTS 1018 S.B, 1156, 1157 S.A, 1157 S.B,
1158 S.A & B IN D.D. 119, KUNG UM ROAD,
YUEN LONG

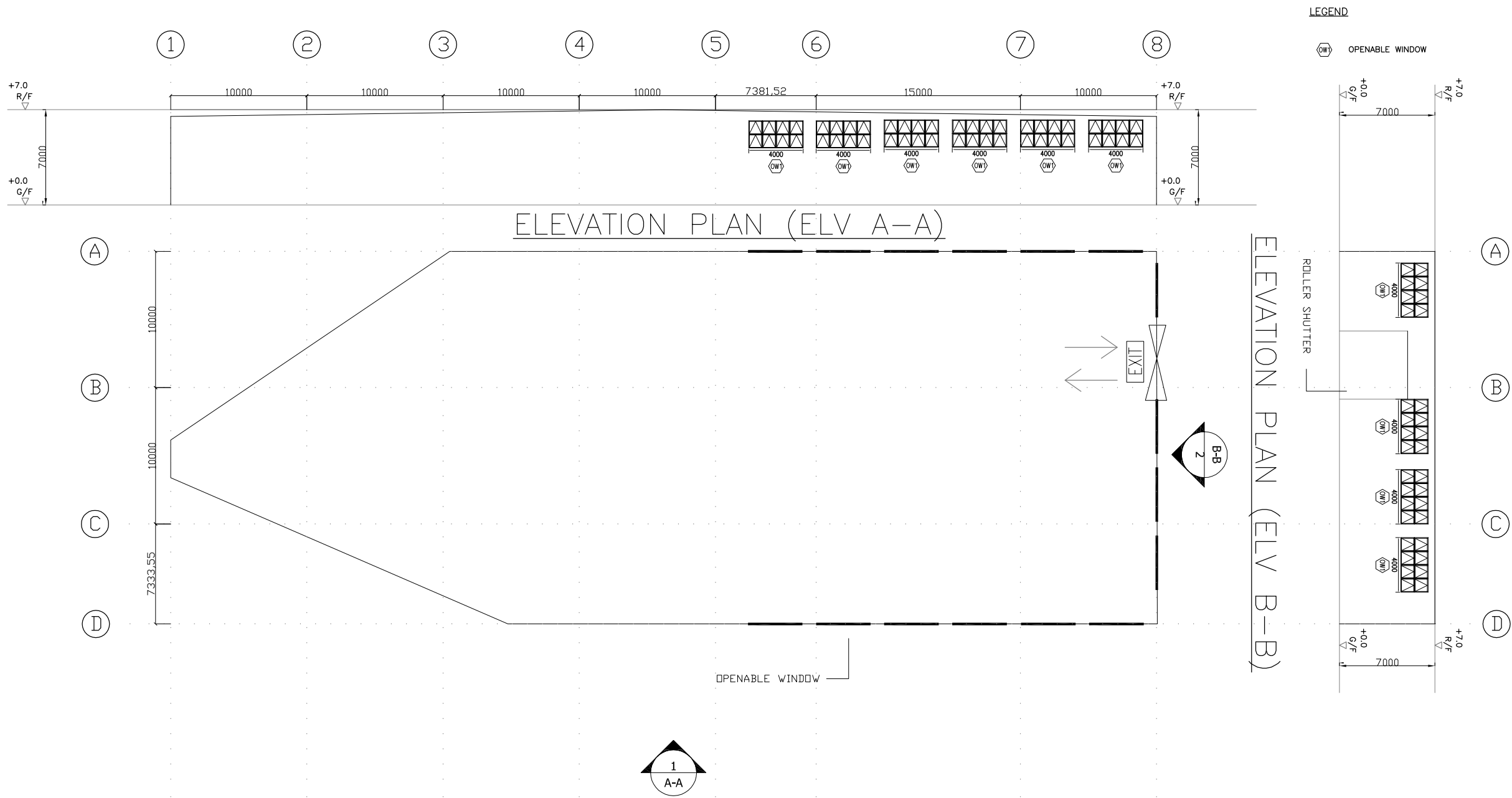
DRAWING TITLE
SCHEMATIC DIAGRAM FOR HOSE REEL SYSTEM

	INITIAL	DESIGNATION	DATE
DRAWN BY	JN	SEng	15-06-2019
DESIGNED BY	JN	SEng	15-06-2019
CHECKED BY	CM	PM	15-06-2019
APPROVED BY	-	-	-
PROJECT NO.	10345		
PAPER SIZE	A3	PLOT SCALE	1 : 1
DRAWING NO. EP-10345-FS04			
SCALE	N. T. S.	REVISION	E



SCHEMATIC DIAGRAM FOR HOSE REEL SYSTEM

Figure 6 (P.5/5):
Fire Service Installations Plan
(Approved under previous
planning permission
No. A/YL-TYST/1167)



OPENABLE WINDOW AREA CALCULATION UNDER F.S.D. REQUIREMENT FOR COMPARTMENT EXCEEDING 7000m ³				
LOCATION	USABLE FL. AREA (m ²) PER FLOOR	OPENABLE WINDOW AREA REQUIRED	OPENABLE WINDOW AREA PROVIDED	
STRUCTURE 1 G/F	1,839	1,839 X 6.25% = 114.9	REFER TO ELEVATION-(A-A) = 96 REFER TO ELEVATION-(B-B) = 32	TOTAL = 128 > 114.9

F	PLAND SUBMISSION	19-05-2022	JN
E	PLAND SUBMISSION	08-05-2021	JN
D	PLAND SUBMISSION	17-04-2021	JN
C	PLAND SUBMISSION	23-11-2020	JN
B	PLAND SUBMISSION	15-06-2019	JN
A	FSD SUBMISSION	26-05-2017	BY
REV	DESCRIPTION	DATE	BY

FSI CONTRACTOR

East Power Engineering Limited

Flat A, 7/F., Hop Shing Commercial Building
41 Chi Kiang Street, Tokwawan, Kowloon
Fax. : 2394-3772 Tel. : 2397-3238

PROJECT

PROPOSED TEMPORARY WAREHOUSE FOR STORAGE OF CONSTRUCTION MATERIALS WITH ANCILLARY WORKSHOP AND SITE OFFICE FOR A PERIOD OF 3 YEARS AT LOTS 1018 S.B, 1156, 1157 S.A, 1157 S.B, 1158 S.A & B IN D.D. 119, KUNG UM ROAD, YUEN LONG

DRAWING TITLE

SCHEMATIC DIAGRAM FOR HOSE REEL SYSTEM

	INITIAL	DESIGNATION	DATE
DRAWN BY	JN	SEng	15-06-2019
DESIGNED BY	JN	SEng	15-06-2019
CHECKED BY	CM	PM	15-06-2019
APPROVED BY	-	-	-
PROJECT NO.	10345		
PAPER SIZE	A3	PLOT SCALE	1 : 1
DRAWING NO. EP-10345-GBP01			
SCALE	1:350	REVISION	F

規 劃 署

屯門及元朗西規劃處
香港新界沙田上禾輦路一號
沙田政府合署 14 樓



By Post

Planning Department

Tuen Mun and Yuen Long West
District Planning Office
14/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.
Hong Kong

來函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/YL-TYST/1167
電話號碼 Tel. No. : 2158 6296
傳真機號碼 Fax No. : 2489 9711

30 December 2022

Ever United Planning and Development Ltd.
205A, Sik Kong Tsuen
Ha Tsuen
Yuen Long, New Territories
(Attn.: Mr. Cyrus TANG)

Dear Sir,

Compliance with Approval Condition (d)
Planning Application No. A/YL-TYST/1167

I refer to your submission dated 6.10.2022 for compliance with approval condition (d) on the submission of a condition record of the existing drainage facilities on the site to the satisfaction of the Director of Drainage Services or of the Town Planning Board. The Drainage Services Department (DSD) has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition **has been complied** with. Please find detailed departmental comments at **APPENDIX**.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with**. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has **not** been complied with.

Should you have any queries on the departmental comments, please contact Mr. Jeff TSE (Tel: 2300 1627) of the DSD.

Yours faithfully,

(Mr. Edwin YEUNG)
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

c.c.

CE/MN, DSD (Attn.: Mr. Jeff TSE)

Internal

CTP/TPB (2)

EY/JT/jt

我們的理想 - 「透過規劃工作,使香港成為世界知名的國際都市。」
Our Vision - "We plan to make Hong Kong an international city of world prominence."



規 劃 署

屯門及元朗西規劃處
香港新界沙田上禾輦路一號
沙田政府合署 14 樓



By Post

Planning Department

Tuen Mun and Yuen Long West
District Planning Office
14/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin, N.T.
Hong Kong

來函檔號 Your Reference
本署檔號 Our Reference () in TPB/A/YL-TYST/1167
電話號碼 Tel. No. : 2158 6296
傳真機號碼 Fax No. : 2489 9711

23 December 2022

Ever United Planning and Development Ltd.
205A, Sik Kong Tsuen
Ha Tsuen
Yuen Long, New Territories
(Attn.: Mr. Cyrus TANG)

Dear Sir,

Compliance with Approval Condition (e)
Planning Application No. A/YL-TYST/1167

I refer to your submission dated 27.10.2022 for compliance with approval condition (e) on the implementation of the accepted fire service installations proposal to the satisfaction of the Director of Fire Services or of the Town Planning Board. The Fire Services Department (FSD) has been consulted on your submission. Your submission is considered:

- ☒ Acceptable. The captioned condition **has been complied** with.
- ☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with**. Please proceed to implement the accepted proposal for full compliance with the approval condition.
- ☐ Not acceptable. The captioned condition has **not** been complied with.

Should you have any queries on the departmental comments, please contact Mr. WONG Ho-yin (Tel: 2733 7737) or Mr. LI Shing-to (Tel: 2733 7758) of FSD.

Yours faithfully,

(Mr. Edwin YEUNG)
for District Planning Officer/
Tuen Mun and Yuen Long West
Planning Department

c.c.

D of FS (Attn.: Mr. WONG Ho-yin)

Internal

CTP/TPB (2)

EY/JT/jt

Total: 5 pages

Date: 18th June, 2025

TPB Ref.: A/YL-TYST/1314

By Email

Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point, Hong Kong
(Attn.: The Secretary)

Dear Sir/Madam,

S.16 Application for Temporary Warehouse for Storage of Construction Materials with Ancillary Workshop and Site Office for a Period of 3 Years at Various Lots 1018 S.B, 1156, 1157 S.A, 1157 S.B and 1158 S.A & B in D.D. 119, Kung Um Road, Yuen Long, N.T.

This letter serves as the further information for S.16 planning application No. A/YL-TYST/1314.

Referring to the comments by Fire Services Department, we would like to provide the following information:

- (i) The FSI proposal as shown in Figure 6 of the planning statement is the latest version, which is the same as the one approved in the previous planning permission No. A/YL-TYST/1167;
- (ii) Full set of valid F.S. 251 covering all the FSIs implemented on the application site; and
- (iii) It is hereby confirmed that there is no change in the layout and proposed uses as compared with the previous planning permission no. A/YL-TYST/1167.

We would like to seek an exemption from publication and recounting requirement. In case you decide that the above information is accepted but not exempted from publication and recounting requirement, we would like to proceed with the application with the further information.

Should you have any enquiries, please feel free to contact the undersigned at
[REDACTED] at your convenience.

Yours faithfully,

For and on behalf of
Ever United Planning and Development Limited
恒匯規劃發展有限公司



.....
Authorized Signature(s)

Cyrus TANG

C.C. Tuen Mun and Yuen Long West District Planning Office
14/F, Sha Tin Government Offices,
1 Sheung Wo Che Road,
Sha Tin, N.T.
(Attn.: Mr. YEUNG Wai Shing, Edwin)

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

A 9514746

FSD Ref.: _____
消防處檔號

Name of Client :

顧客姓名

Name of Building :

樓宇名稱

Street No./Town Lot :

Lots 1018 S.B. 1156, 1157 S.A. Street/Road/Estate Name :

Kung Um Road

門牌號數/市地稅57 S.B. and 1158 S.A. & B in D.D. 119 街道/屋苑名稱

Block :

座

District :

分區

Yuen Long

Area :

地區

☐ HK

香港

☐ K

九龍

☒ NT

新界

Type of Building 樓宇類型: ☐ Industrial 工業 ☐ Commercial 商業 ☐ Domestic 住宅 ☐ Composite 綜合 ☐ Licensed premises 持牌處所 ☐ Institutional 社團Part 1 Annual Inspection ONLY
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
11	Emergency Lighting	G/F	Conforms with FSD requirements	18-12-2024	17-12-2025
12	Exit Sign	G/F	Conforms with FSD requirements	18-12-2024	17-12-2025
13	Fire Alarm System (MFA)	G/F	Conforms with FSD requirements	18-12-2024	17-12-2025
16	Fire Hydrant/Hose Reel System	G/F	Conforms with FSD requirements	18-12-2024	17-12-2025
28	Sprinkler System	G/F	Conforms with FSD requirements	18-12-2024	17-12-2025

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
			NIL		

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
			NIL	

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈之最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

**如證書涉及年檢事項, 應張貼於大廈
或處所當眼處以供消防處人員查核**

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized
Signature :
授權人簽署Name :
姓名FSD/RC No. :
消防處註冊號碼Company Name :
公司名稱Telephone :
聯絡電話Date :
日期


1Ng Chun Man
RC1/389 RC2/458
East Power Engineering Ltd 東力工程有限公司
2789 3690
19-12-2024

For FSD
use only:

Inspected

Key-in

Verified

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.: _____
消防處檔號

A 9514593

Name of Client :

顧客姓名

Name of Building :

樓宇名稱

Street No./Town Lot :

門牌號數/市地段

Lots 1018 S.B. 1155, 1157 S.B. and 1158 S.A. & B in D.D. 119

街道/屋苑名稱

Kung Um Road

Block :

座

District :

分區

Yuen Long

Area :

地區

☐ HK
香港☐ K
九龍☒ NT
新界Type of Building 樓宇類型: ☐ Industrial 工業☐ Commercial 商業☐ Domestic 住宅☐ Composite 綜合☐ Licensed premises 持牌處所☐ Institutional 社團**Part 1 Annual Inspection ONLY**
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
24	20 x 4Kg Dry Powder F.E.	G/F	Conforms with FSD requirements	18-12-2024	17-12-2025
24	2 no 5Kg CO2 F.E.	Spr. Pump Room	Conforms with FSD requirements	18-12-2024	17-12-2025

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
			NIL		

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
			NIL	

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

**如證書涉及年檢事項, 應張貼於大廈
或處所當眼處以供消防處人員查核**

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized
Signature :
授權人簽署Name :
姓名FSD/RC No. :
消防處註冊號碼Company Name :
公司名稱Telephone :
聯絡電話Date :
日期

Hui Chi Hang

RC3/676

East Power Engineering Ltd
東力工程有限公司

2789 3690

19-12-2024

For FSD
use only:

Inspected

Key-in

Verified

Code 編碼	Type of FSI 裝置類型
1	Audio/Visual Advisory System 聲響/視象警報系統
2	Automatic Actuating Device 自動啟動裝置
3	Automatic Fixed Installation other than Water 不含水的滅火劑自動固定裝置
4	Automatic Fixed Installation using Water 用水作滅火劑的自動固定裝置
5	Deluge System 集水花灑系統
6	Drencher System 水簾系統
7	Dry Riser System 乾喉系統
8	Dust Detection System 塵埃偵測系統
9	Dynamic Smoke Extraction System 機械式排煙系統
10	Emergency Generator 應急發電機
11	Emergency Lighting 應急照明系統
12	Exit Sign 出口指示牌
13	Fire Alarm System (MFA) 火警警報系統
14	Fire Control Centre 消防控制中心
15	Fire Detection System 火警偵測系統
16	Fire Hydrant/Hose Reel System 消防栓/喉轆系統
17	Fire Shutter 防火捲閘
18	Reserved 保留
19	Fixed Automatically Operated Approved Appliance 認可的自動操作固定器具
20	Fixed Foam System 固定泡沫系統
21	Gas Detection System 氣體偵測系統
22	Gas Extraction System 氣體排放系統
23	Hose Reel 消防喉轆
24	Portable Fire Extinguisher 手提滅火筒
25	Portable Hand-operated Approved Appliance 認可的人手操作手提器具
26	Pressurization of Staircase 樓梯增壓
27	Ring Main System with Fixed Pump(s) 裝有固定水泵的環狀水管系統
28	Sprinkler System 花灑系統
29	Static Smoke Extraction System 靜態式排煙系統
30	Supply Tank 供水缸
31	Ventilation/Air Conditioning Control System 通風/空氣調節控制系統
32	Water Spray System 噴水系統
33	Water Supply 供水
34	Street Fire Hydrant System 街道消防栓系統
35	Others 其他

Total: 3 pages

Date: 4th July, 2025

TPB Ref.: A/YL-TYST/1314

By Email

Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point, Hong Kong
(Attn.: The Secretary)

Dear Sir/Madam,

S.16 Application for Temporary Warehouse for Storage of Construction Materials with Ancillary Workshop and Site Office for a Period of 3 Years at Various Lots 1018 S.B, 1156, 1157 S.A, 1157 S.B and 1158 S.A & B in D.D. 119, Kung Um Road, Yuen Long, N.T.

This letter serves as the further information for S.16 planning application No. A/YL-TYST/1314 and supersedes the e-mails and documents which I submitted on 2.7.2025.

Referring to the comments by Environmental Protection Department, we would like to provide the following information:

- (i) The proposed toilet is not portable toilet. The septic tank and soakaway system will be provided, designed and constructed according to the requirements of EPD's ProPECC PN 1/23;
- (ii) The replacement page for Page 4 of supplementary planning statement is attached.

Referring to the comments by Lands Department, the applicant understood that portion of DD119 Lot 1156 is resumed during this application process and the application of STT would not be considered by the Department. It is hereby confirmed that the applicant would cease and clear the existing operation which fall within the land resumption area before commencement of relevant Government works. The applicant would set out the portion of Government Land upon request by the relevant Department. The applicant would not affect the development progress of Yuen Long South New Development Area.

Furthermore, as advised by the applicant, the construction materials being stored in the site are mainly bricks, wood board, metallic raw materials or semi-finished materials for construction works, etc.

We would like to seek an exemption from publication and recounting requirement. In case you decide that the above information is accepted but not exempted from publication and recounting requirement, we would like to proceed with the application with the further information.

Should you have any enquiries, please feel free to contact the undersigned at [REDACTED] at your convenience.

Yours faithfully,

For and on behalf of
Ever United Planning and Development Limited
恒匯規劃發展有限公司


.....
Authorized Signature(s)

Cyrus TANG

C.C. Tuen Mun and Yuen Long West District Planning Office
14/F, Sha Tin Government Offices,
1 Sheung Wo Che Road,
Sha Tin, N.T.
(Attn.: Mr. YEUNG Wai Shing, Edwin)

2.1.9 2.5m high site hoarding has been erected along the site periphery to differentiate the site from adjacent land lots.

2.1.10 The proposed layout of the proposed development is illustrated in **Figure 3**.

2.2 Vehicular Access Arrangement

2.2.1 The proposed development is serviced by a vehicular track leading from Kung Um Road. Site ingress/egress is arranged at the eastern part of the application site.

2.2.2 As shown in the estimated traffic flow for the applied use at **Section 3.6**, it is remarkably that the proposed development would generate an insignificant increase in traffic flow. Therefore, the proposed development is deemed to have no significant impact on the traffic condition of the vicinity.

2.3 Environmental Commitments

2.3.1 Being aware of the Government's ambition to upgrade the environmental condition of the area, the applicant would like to propose the following additional ameliorative measures in accordance with the '*Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites*' (August 2005) to seek the Environmental Protection Department's consent:

Air

The surface of the application site and access road are hard paved to avoid any fugitive dust impact due to vehicle movements.

Storage materials at the application site are clean and tidy which will not generate dust to the environment.

Noise

The application site is surrounding by numerous open storage yards and temporary warehouses for storage purposes. No noise sensitive receivers are found in the vicinity.

No operation will be held in-situ during sensitive hours from 6:00 p.m. to 8:00 a.m. next morning. No operation will be held on Sunday and public holidays.

2.4 Visual Commitments

2.4.1 The application site is situated to the west of Kung Um Road. In brief, the

**Relevant extracts of the Town Planning Board Guidelines on
“Renewal of Planning Approval and Extension of Time for Compliance with Planning
Conditions for Temporary Use or Development”
(TPB PG-No. 34D)**

1. The criteria for assessing applications for renewal of planning approval include:
 - (a) whether there has been any material change in planning circumstances since the previous temporary approval was granted (such as a change in the planning policy/land-use zoning for the area) or a change in the land uses of the surrounding areas;
 - (b) whether there are any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development);
 - (c) whether the planning conditions under previous approval have been complied with to the satisfaction of relevant Government departments within the specified time limits;
 - (d) whether the approval period sought is reasonable; and
 - (e) any other relevant considerations.
2. Under normal circumstances, the approval period for renewal should not be longer than the original validity period of the temporary approval. In general, the Board is unlikely to grant an approval period exceeding three years unless there are strong justifications and the period is allowed for under the relevant statutory plans. Depending on the circumstances of each case, the Board could determine the appropriate approval period, which may be shorter than the time under request.

Previous Applications Covering the Application Site

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)</u>	<u>Date of Consideration (RNTPC)</u>
1	A/YL-TYST/357	Temporary Open Storage of Construction Materials (including New Cables) and New Electric Appliances for a Period of 3 Years	22.6.2007
2	A/YL-TYST/475	Temporary Warehouse for Storage of Construction Materials with Ancillary Workshop Activities and Site Office for a Period of 3 Years	11.6.2010 [revoked on 11.10.2012]
3	A/YL-TYST/643	Temporary Warehouse for Storage of Construction Materials with Ancillary Workshop Activities and Site Office for a Period of 3 Years	6.9.2013
4	A/YL-TYST/803	Renewal of Planning Approval for Temporary Warehouse for Storage of Construction Materials with Ancillary Workshop and Site Office for a Period of 3 Years	26.8.2016 [revoked on 17.2.2019]
5	A/YL-TYST/966	Temporary Warehouse for Storage of Construction Materials with Ancillary Workshop and Site Office for a Period of 3 Years	6.9.2019 [revoked on 6.2.2022]
6	A/YL-TYST/1167	Temporary Warehouse for Storage of Construction Materials with Ancillary Workshop and Site Office for a Period of 3 Years	29.7.2022

**Similar Applications within/straddling the “U” Zone
on the Tong Yan San Tsuen OZP since 2020**

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>
1	A/YL-TYST/983	Temporary Warehouse for Storage of Electronic Goods with Ancillary Site Office for a Period of 3 Years	3.1.2020
2	A/YL-TYST/1007	Temporary Warehouse for Storage of Machinery and Spare Parts with Ancillary Site Office for a Period of 3 Years	24.4.2020
3	A/YL-TYST/1012	Renewal of Planning Approval for Temporary Warehouse and Open Storage of Exhibition Materials for a Period of 3 Years	24.4.2020
4	A/YL-TYST/1004	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	26.5.2020
5	A/YL-TYST/1009	Temporary Warehouse for Storage of Food and Electronic Goods for a Period of 3 Years	26.6.2020
6	A/YL-TYST/1021	Temporary Warehouse for Storage of Furniture for a Period of 3 Years	26.6.2020 [revoked on 26.11.2022]
7	A/YL-TYST/1022	Temporary Warehouse for Storage of Vehicle, Vehicle Parts and Electronic Goods for a Period of 3 Years	26.6.2020 [revoked on 26.9.2022]
8	A/YL-TYST/1030	Temporary Warehouse for Storage of Food and Electronic Goods for a Period of 3 Years	1.9.2020 [revoked on 1.12.2022]
9	A/YL-TYST/1025	Temporary Warehouse for Storage of Vehicle Parts for a Period of 3 Years	23.10.2020 [revoked on 23.4.2021]
10	A/YL-TYST/1000	Temporary Warehouse for Storage of Construction Materials and Household Materials with Ancillary Office for a Period of 3 Years	20.11.2020 [revoked on 20.5.2022]
11	A/YL-TYST/1019	Temporary Warehouse for Storage of Construction Materials and Exhibition Materials for a Period of 3 Years	20.11.2020 [revoked on 20.4.2023]
12	A/YL-TYST/1053	Temporary Warehouse for Storage of Construction Materials, Carpets and Porcelains with Ancillary Office for a Period of 3 Years	20.11.2020 [revoked on 20.2.2023]
13	A/YL-TYST/1054	Renewal of Planning Approval for Temporary Warehouse for Storage of Documents and Office Supplies for a Period of 3 Years	20.11.2020
14	A/YL-TYST/1057	Temporary Storage of Construction Materials for a Period of 3 Years	4.12.2020 [revoked on 4.12.2021]
15	A/YL-TYST/1059	Proposed Temporary Warehouse for Storage of Electronic Goods and Open Storage of Building/ Recycling Materials, Construction Machinery, Used Electrical/Electronic Appliances and Parts with Ancillary Workshop Activities for a Period of 3 Years	18.12.2020 [revoked on 18.9.2021]
16	A/YL-TYST/1060	Proposed Temporary Warehouse for Storage of Electronic Parts, Construction Materials and Vehicle Parts for a Period of 3 Years	18.12.2020 [revoked on 18.9.2021]

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>
17	A/YL-TYST/1038	Temporary Open Storage and Warehouse for Storage of Furniture, Exhibition Materials, Construction Materials/Machinery and Household Detergent for a Period of 3 Years	22.1.2021
18	A/YL-TYST/1070	Renewal of Planning Approval for Temporary Warehouse for Storage of Construction Material for a Period of 3 Years	26.2.2021
19	A/YL-TYST/1079	Temporary Warehouse for Storage of Construction Material for a Period of 3 Years	26.3.2021
20	A/YL-TYST/1088	Renewal of Planning Approval for Temporary Warehouse for Storage of Machinery, Spare Parts and Construction Material for a Period of 3 Years	30.4.2021
21	A/YL-TYST/1081	Temporary Warehouse for Storage of Construction Materials, Construction Machinery, Used Electrical/Electronic Appliances and Parts and Scrap Metal for a Period of 3 Years	14.5.2021
22	A/YL-TYST/1089	Proposed Temporary Warehouse for Storage of Construction Material for a Period of 3 Years	14.5.2021
23	A/YL-TYST/1094	Temporary Warehouse for Storage of Furniture for a Period of 3 Years	11.6.2021 [revoked on 11.9.2023]
24	A/YL-TYST/1097	Temporary Warehouse for Storage of Electronic Parts, Construction Materials and Vehicle Parts for a Period of 3 Years	25.6.2021 [revoked on 25.11.2023]
25	A/YL-TYST/1100	Temporary Warehouse for Storage of Construction Materials, Food Provisions, Vehicles, Vehicle Parts and Electronic Products for a Period of 3 Years	9.7.2021 [revoked on 9.12.2023]
26	A/YL-TYST/1105	Temporary Warehouse for Storage of Electronic Goods and Open Storage of Building Materials and Construction Machinery with Ancillary Workshop Activities for a Period of 3 Years	10.9.2021
27	A/YL-TYST/1106	Renewal of Planning Approval for Temporary Warehouse for Storage of Event Supplies and Equipment with Ancillary Site Office for a Period of 3 Years	10.9.2021
28	A/YL-TYST/1108	Temporary Warehouse for Storage of Stage Equipment for a Period of 3 Years	24.9.2021
29	A/YL-TYST/1109	Proposed Temporary Warehouse for Storage of Stage Equipment for a Period of 3 Years	24.9.2021 [revoked on 24.6.2023]
30	A/YL-TYST/1112	Renewal of Planning Approval for Temporary Storage of Advertisement Material with Ancillary Workshop for a Period of 3 Years	24.9.2021
31	A/YL-TYST/1122	Temporary Warehouse for Storage of Furniture for a Period of 3 Years	10.12.2021
32	A/YL-TYST/1125	Proposed Temporary Warehouse for Storage of Electronic Goods for a Period of 3 Years	24.12.2021 [revoked on 24.9.2023]
33	A/YL-TYST/1137	Renewal of Planning Approval for Temporary Warehouse and Open Storage for Storage of Homeware for a Period of 3 Years	28.1.2022
34	A/YL-TYST/1138	Temporary Warehouse for Storage of Non-staple Food for a Period of 3 Years	28.1.2022

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>
35	A/YL-TYST/1140	Renewal of Planning Approval for Temporary Warehouse and Open Storage of Exhibition Materials and Construction Materials with Ancillary Office for a Period of 3 Years	28.1.2022
36	A/YL-TYST/1141	Proposed Temporary Warehouse for Storage of Electronic Goods and Construction Materials for a Period of 3 Years	18.2.2022 [revoked on 18.11.2023]
37	A/YL-TYST/1152	Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	1.6.2022 [revoked on 4.12.2023]
38	A/YL-TYST/1159	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	24.6.2022 [revoked on 24.3.2024]
39	A/YL-TYST/1169	Temporary Warehouse for Storage of Construction Materials and Electronic Goods for a Period of 3 Years	12.8.2022 [revoked on 12.2.2024]
40	A/YL-TYST/1171	Renewal of Planning Approval for Temporary Warehouse for Storage of Construction Material with Ancillary Site Office for a Period of 3 Years	26.8.2022
41	A/YL-TYST/1173	Proposed Temporary Warehouse for Storage of Electronic Goods, Furniture and Construction Materials for a Period of 3 Years	9.9.2022 [revoked on 9.3.2024]
42	A/YL-TYST/1174	Proposed Temporary Warehouse for Storage of General Goods for a Period of 3 Years	9.9.2022 [revoked on 9.6.2024]
43	A/YL-TYST/1175	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	9.9.2022 [revoked on 9.9.2023]
44	A/YL-TYST/1177	Proposed Temporary Warehouse for Storage of Exhibition Materials and Construction Materials for a Period of 3 Years	23.9.2022 [revoked on 23.3.2024]
45	A/YL-TYST/1182	Renewal of Planning Approval for Temporary Warehouse for Storage of Vehicles and Spare Parts with Ancillary Site Office for a Period of 3 Years	14.10.2022
46	A/YL-TYST/1183	Renewal of Planning Approval for Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	11.11.2022
47	A/YL-TYST/1184	Proposed Temporary Warehouse for Storage of Electronic Goods for a Period of 3 Years	11.11.2022 [revoked on 11.5.2024]
48	A/YL-TYST/1185	Temporary Warehouse for Storage of Furniture for a Period of 3 Years	11.11.2022
49	A/YL-TYST/1187	Renewal of Planning Approval for Temporary Warehouse for Storage of Electronic Goods with Ancillary Site Office for a Period of 3 Years	25.11.2022
50	A/YL-TYST/1191	Proposed Temporary Warehouse for Storage of Construction Materials and Metal Ware with Ancillary Office for a Period of 3 Years	13.1.2023
51	A/YL-TYST/1197	Temporary Vehicle Repair Workshop and Warehouse for Storage of Vehicle, Vehicle Parts and Electronic Goods for a Period of 3 Years	3.3.2023 [revoked on 3.3.2024]
52	A/YL-TYST/1198	Renewal of Planning Approval for Temporary Warehouse for Storage of Machinery and Spare Parts with Ancillary Site Office for a Period of 3 Years	3.3.2023
53	A/YL-TYST/1202	Proposed Temporary Warehouse for Storage of Electronic Goods for a Period of 3 Years	17.3.2023

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>
54	A/YL-TYST/1205	Renewal of Planning Approval for Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	31.3.2023
55	A/YL-TYST/1217	Temporary Warehouse and Open Storage of Construction Machinery and Construction Materials for a Period of 3 Years	23.6.2023
56	A/YL-TYST/1220	Temporary Warehouse for Storage of Food Provisions and Rural Workshop with Ancillary Office for a Period of 3 Years	14.7.2023
57	A/YL-TYST/1211	Temporary Warehouse for Storage of Food and Electronic Goods for a Period of 3 Years	11.9.2023
58	A/YL-TYST/1240	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of 3 Years	8.12.2023
59	A/YL-TYST/1241	Temporary Warehouse for Storage of Furniture for a Period of 3 Years	8.12.2023
60	A/YL-TYST/1244	Temporary Warehouse for Storage of Documents and Office Supplies for a Period of 3 Years	22.12.2023
61	A/YL-TYST/1252	Temporary Warehouse and Open Storage of Furniture, Exhibition Materials, Construction Materials/Machinery and Household Detergent for a Period of 3 Years	1.3.2024
62	A/YL-TYST/1253	Temporary Warehouse and Open Storage of Exhibition Materials for a Period of 3 Years	1.3.2024
63	A/YL-TYST/1255	Proposed Temporary Warehouse for Storage of Vehicles and Vehicle Parts for a Period of 3 Years	15.3.2024
64	A/YL-TYST/1260	Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	19.4.2024
65	A/YL-TYST/1261	Renewal of Planning Approval for Temporary Warehouse for Storage of Machinery, Spare Parts and Construction Material for a Period of 3 Years	19.4.2024
66	A/YL-TYST/1263	Temporary Warehouse for Storage of Paper with Ancillary Workshop for a Period of 3 Years	10.5.2024 [revoked on 10.11.2024]
67	A/YL-TYST/1264	Temporary Warehouse for Storage of Electronic Goods and Construction Materials for a Period of 3 Years	10.5.2024
68	A/YL-TYST/1266	Temporary Warehouse for Storage of Food and Electronic Goods for a Period of 3 Years	7.6.2024
69	A/YL-TYST/1268	Temporary Warehouse for Storage of Construction Materials, Construction Machinery, Used Electrical/Electronic Appliances and Parts and Scrap Metal for a Period of 3 Years	5.7.2024
70	A/YL-TYST/1275	Renewal of Planning Approval for Temporary Warehouse for Storage of Event Supplies and Equipment with Ancillary Site Office for a Period of 3 Years	20.9.2024
71	A/YL-TYST/1280	Temporary Warehouse for Storage of Electronic Goods for a Period of 3 Years	4.10.2024
72	A/YL-TYST/1282	Renewal of Planning Approval for Temporary Storage of Advertisement Material with Ancillary Workshop for a Period of 3 Years	4.10.2024

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>
73	A/YL-TYST/1270	Temporary Warehouse for Storage of Construction Materials, Food Provisions, Vehicles, Vehicle Parts and Electronic Products for a Period of 3 Years	20.12.2024
74	A/YL-TYST/1290	Temporary Warehouse for Storage of Exhibition Materials, Clothes and Construction Materials for a Period of 3 Years	20.12.2024
75	A/YL-TYST/1279	Temporary Warehouse for Storage of Electronic Parts, Construction Materials and Vehicle Parts for a Period of 3 Years	28.2.2025
76	A/YL-TYST/1293	Proposed Temporary Warehouse for Storage of General Goods for a Period of 3 Years	28.2.2025
77	A/YL-TYST/1298	Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	28.2.2025
78	A/YL-TYST/1299	Temporary Warehouse for Storage of Non-staple Food for a Period of 3 Years	28.2.2025
79	A/YL-TYST/1301	Temporary Warehouse for Storage of Vehicle Parts and General Goods for a Period of 3 Years	28.2.2025
80	A/YL-TYST/1303	Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	14.3.2025
81	A/YL-TYST/1304	Renewal of Planning Approval for Temporary Warehouse and Open Storage of Exhibition Materials and Construction Materials with Ancillary Office for a Period of 3 Years	14.3.2025
82	A/YL-TYST/1286	Temporary Warehouse (Excluding Dangerous Goods Godown) and Open Storage of Building Materials and Construction Machinery with Ancillary Workshop Activities for a Period of 3 Years	6.6.2025

Rejected Application

	<u>Application No.</u>	<u>Proposed Use(s)/Development(s)</u>	<u>Date of Consideration (RNTPC)</u>	<u>Rejection Reason</u>
1	A/YL-TYST/1082	Temporary Warehouse for Storage of Furniture with Ancillary Office for a Period of 3 Years	23.7.2021	(1)

Rejection Reason:

- (1) The application involves previously revoked planning permissions due to non-compliance with the approval conditions. Approval of the application with repeated non-compliances would set an undesirable precedent for other similar planning permissions for temporary uses, nullifying statutory planning control.

Government Departments' General Comments

1. Traffic

(a) Comments of the Commissioner for Transport (C for T):

- no adverse comment on the application from traffic engineering perspective; and
- the local track and footpath leading to the application site (the Site) is not under her purview.

(b) Comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):

No adverse comment on the application.

2. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- no in-principle objection to the development;
- based on the drainage proposal/planning statement enclosed in the application, apparently the applicant would maintain the same drainage facilities as those implemented under previous planning application No. A/YL-TYST/1167; and
- should the application be approved by the Town Planning Board (the Board), approval conditions requiring the maintenance of the drainage facilities implemented under application No. A/YL-TYST/1167 and the submission of records of the existing drainage facilities on site to the satisfaction of the Director of Drainage Services or of the Board should be stipulated.

3. Fire Safety

Comments of the Director of Fire Services (D of FS):

No in-principle objection to the renewal application subject to the existing fire service installations implemented on the Site being maintained in efficient working order at all times.

4. Building Matters

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- no adverse comment on the application; and
- as there is no record of approval granted by the Building Authority (BA) for the existing structure at the Site, he is not in a position to offer comments on their suitability for the

use proposed in the application.

5. Long Term Development

(a) Comments of the Chief Engineer/Cross-Boundary Infrastructure and Development, Planning Department (CE/CID, PlanD):

- the Civil Engineering and Development Department (CEDD) and PlanD jointly commissioned the “Planning and Engineering Study for Housing Sites in Yuen Long South (YLS) – Investigation”. According to the Revised Recommended Outline Development Plan of YLS promulgated in May 2020, the Site falls within an area partly zoned “District Open Space” and “Local Open Space” and partly within an area shown as ‘Road’; and
- the objective of YLS development is to transform the degraded rural land predominantly occupied by brownfield operations including open storage yards, warehouses and rural industrial uses into housing and other uses with supporting infrastructure and community facilities, and to improve the existing environment. It is noted that the application is for temporary use for a period of three years. In considering the application for temporary use, due consideration should be given on the possible implication on land clearance which would affect the future implementation of YLS.

(b) Comments of the Project Manager (West) (PM(W)), CEDD:

No objection to the application.

6. District Officer’s Comments

Comments of the District Officer (Yuen Long), Home Affairs Department (DO(YL), HAD):

His office has not received any comment from the village representatives in the vicinity regarding the application.

7. Other Department

The following departments have no comment on/no objection to the application:

- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- Director of Electrical and Mechanical Engineering (DEMS); and
- Commissioner of Police (C of P).

Recommended Advisory Clauses

- (a) to cease and clear the existing operations which fall within the Government Land before commencement of Government works;
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) the Short Term Waiver (STW) holders will need to apply to his office for modification of the STW conditions where appropriate. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by his department. Besides, given the applied use is temporary in nature, only erection of temporary structure(s) will be considered; and
 - (ii) the programme of Yuen Long South (YLS) Development should be taken into account when drawing up the STW boundary and layout of structures to be built on site. All STWs affected will have to be terminated upon land resumption and the application site (the Site) will be cleared in accordance with the Civil Engineering and Development Department's (CEDD) scheduled programme;
- (c) to note the comments of the Commissioner for Transport (C for T) that:
 - (i) consent of the owners/managing departments of the local track and footpath should be obtained for using it as the access to the Site; and
 - (ii) sufficient manoeuvring space shall be provided within the Site. No vehicles are allowed to queue back to public roads or reverse onto/from public roads;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - (i) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains; and
 - (ii) the access road connecting the Site with Kung Um Road is not and will not be maintained by his office;
- (e) to note the comments of the Director of Environmental Protection (DEP) that:
 - (i) the relevant mitigation measures and requirements in the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" should be followed to minimise any potential environmental nuisances on the surrounding areas;
 - (ii) appropriate pollution control measures outlined in the Professional Persons Environmental Consultative Committee (ProPECC) Practice Notes 2/24 'Construction Site Drainage' should be implemented to minimise any potential environmental impacts on nearby water bodies during the construction of the project; and
 - (iii) adequate supporting infrastructure/facilities should be provided for proper collection, treatment and disposal of waste/wastewater generated from the applied use, as the development includes a toilet. If septic tank and soakaway system will be used in case of

unavailability of public sewer, its design and construction shall follow the requirements of his department's Practice Note for Professional Person ProPECC PN 1/23 "Drainage Plans subject to Comment by the Environmental Protection Department" including completion of percolation test and certification by Authorised Person;

- (f) to note the comments of the Director of Fire Services (D of FS) that the existing fire service installations implemented on the Site should be maintained in efficient working order at all time;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that for any change of existing ground level and associated works proposed by the applicant that could affect adjacent land and cause other impacts and/or other issues to public, the applicant should be required to submit technical assessment(s) in other aspect(s) and seek comment from relevant departments as necessary;
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) if the existing structure (not being a New Territories Exempted House) are erected on leased land without the approval of the Building Authority (BA), they are unauthorised building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the application;
 - (ii) for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - (iii) before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are UBW. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (iv) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - (v) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - (vi) any temporary shelters or converted containers for office, storage, washroom or other uses considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
 - (vii) detailed checking under the BO will be carried out at building plan submission stage; and
- (i) to note the comments of the Project Manager (West) (PM(W)), CEDD that:
 - (i) based on the preliminary project boundary of the proposed YLS Development Area, the majority of the Site falls within the boundary of the proposed YLS Development Area – Third Phase Development. The YLS Development would provide land to meet the medium to long term housing needs of Hong Kong and the detailed implementation programme with phasing and packaging of works for YLS Development Area – Third Phase Development is being formulated; and

- (ii) the remaining part of the Site falls within the boundary of YLS Development Area – Second Phase Development. The land resumption and clearance programme of the project is subject to Executive Council’s authorisation on land resumption and Finance Committee’s funding approval of the project. Land clearance operation is tentatively targeted to commence within 2025. The Site might be subject to land resumption for the implementation of the YLS Development Area – Second Phase Development which might take place at any time before the expiry of the temporary planning permission and thus the applicant shall be advised not to carry out any substantial works on the Site in view of the planned YLS Development Area – Second Phase Development.